

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

121 Klassen Ln  
Watsonville, CA 95076  
TRACT 433 LOT 16

## FOR

Clear Capital  
1410 Rocky Ridge Dr #250  
Rocklin, CA 95661

## AS OF

09/02/2022

## BY

Erick Mould  
Pacific Residential Appraisals  
4106 Porter Gulch Rd  
Aptos, CA 95003-2711  
831-475-5970  
erick@pac-res-appraisals.com

Serial# 478B2BC9  
esign.alamode.com/verify

# Exterior-Only Inspection Residential Appraisal Report

51032  
File # 33238475

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	121 Klassen Ln	City	Watsonville	State	CA	Zip Code	95076
Borrower	Redwood Holdings LLC	Owner of Public Record	Rancho Corralitos Trust	County	Santa Cruz		
Legal Description	TRACT 433 LOT 16						
Assessor's Parcel #	051-331-16-000	Tax Year	2021	R.E. Taxes \$	8,552		
Neighborhood Name	Watsonville	Map Reference	42100	Census Tract	1225.00		
Occupant	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month	
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Servicing						
Lender/Client	Wedgewood Inc	Address	2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). Sources include county records, local MLS.							

SUBJECT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) \_\_\_\_\_

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No

If Yes, report the total dollar amount and describe the items to be paid.

CONTRACT

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %		
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %		
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	370	Low 10	Multi-Family	5 %		
Neighborhood Boundaries	The subject's marketing area boundaries is north to Casserly Road, east to Hwy 152, west to Buena Vista Dr and south to Freedom Blvd.			1,500	High 115	Commercial	10 %		
				830	Pred. 57	Other	%		

NEIGHBORHOOD

Neighborhood Description This is a suburban area of the county, primarily residential with good shopping, freeways, schools, buses and recreational facilities. There is a good mix of properties in this area with newly built homes and older style homes that have been well kept or remodeled. All community facilities are within 10 minutes. Employment is stable. Major employment centers in Silicon Valley 45-60 minutes north.

Market Conditions (including support for the above conclusions) Continued strong demand in this area for housing, limited supply and low interest rates.. Market data utilizing the defined neighborhood and reasonably similar sales reflects an increase in the median sale price over the 12 months. Typical marketing time is 0-30 days. Exposure time is 0-30 days. Most loans are conventional.

Dimensions Irregular-see plat map Area 1.16 ac Shape Irregular View N;Res;

Specific Zoning Classification R-1-6 Zoning Description Single Family Residential: 6,000 SF minimum

Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe The subject is legally permissible, conforms to current zoning and is the highest value for what is physically possible and financially feasible.

SITE

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt/typical	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 06087C0384E FEMA Map Date 05/16/2012

Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe

This is a typical site for this neighborhood. There is no evidence of any hazards or negative features noted during the inspection. I am not an environmental nor pest inspector, and an inspector should be consulted to determine if any hazards or deficiencies exist. Subject's site is larger than the typical site in the neighborhood where the typical site is between 5,000-10,000 SF.

Source(s) Used for Physical Characteristics of Property  Appraisal Files  MLS  Assessment and Tax Records  Prior Inspection  Property Owner  Other (describe)

Data Source for Gross Living Area County Records/MLS

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Patio	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Wood/Avg	Fuel Natural gas	<input checked="" type="checkbox"/> Porch Entry	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Ranch	Roof Surface Comp/Avg	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1969	Gutters & Downspouts Galv Met/Avg	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wood	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 30	Window Type Dbl Pane/Av	<input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)		

IMPROVEMENTS

Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,817 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) Subject is a one level ranch style house with conforming features for this market. Subject appears to have had adequate maintenance and it is assumed to be in habitable condition on the interior.

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;Kitchen-not updated;Bathrooms-updated-timeframe unknown;The care of the home appears to be average and physical depreciation is typical. All systems assumed to be in working order. This report establishes the fair market value and marketability of this home. This report is not a home inspection, and a home inspector should be used to establish the condition of this property. It is assumed that the water heater is double strapped. It is assumed that the property has smoke and carbon monoxide detectors installed.

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

If Yes, describe.

No adverse conditions or hazards were noted during the inspection. Environmental, stability, soil, structure, pest, and hazard conditions require experts in these fields and are beyond the scope of this report.

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

# Exterior-Only Inspection Residential Appraisal Report

51032  
File # 33238475

There are <b>8</b> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ <b>785,000</b> to \$ <b>1,495,000</b>					
There are <b>45</b> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <b>700,000</b> to \$ <b>1,300,000</b>					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	121 Klassen Ln Watsonville, CA 95076	895 Green Valley Rd Watsonville, CA 95076	155 Wheelock Rd Watsonville, CA 95076	102 Smith Rd Watsonville, CA 95076	
Proximity to Subject		0.61 miles NW	1.28 miles N	1.52 miles NE	
Sale Price	\$	\$ 875,000	\$ 1,300,000	\$ 840,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 609.33 sq.ft.	\$ 701.94 sq.ft.	\$ 582.93 sq.ft.	
Data Source(s)		ProMLS# 81884398;DOM 10	ProMLS# 81900745;DOM 14	ProMLS# 81881082;DOM 24	
Verification Source(s)		COE Doc#15917/Realist	COE DOC # 23439/Realist	COE DOC # 15954/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Cash;0	
Date of Sale/Time		s05/22;c04/22		s08/22;c08/22	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	1.16 ac	9714 sf	+19,000	3.24 ac	-41,500
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q3	-100,000
Actual Age	53	56	0	59	0
Condition	C4	C4		C3	-100,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	Total Bdrms. Baths
Room Count	6 3 2.0	6 3 2.0		6 3 2.0	6 4 2.0
Gross Living Area	1,817 sq.ft.	1,436 sq.ft.	+57,000	1,852 sq.ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	0sf
Functional Utility	Average	Average		Average	Average
Heating/Cooling	FWA/ None	FWA/ None		FWA/ None	FWA/ None
Energy Efficient Items	Double Panes	Double Panes		Double Panes	Double Panes
Garage/Carport	2ga2dw	2ga2dw		2ga6dw	0
Porch/Patio/Deck	Patio/Porch	Patio/Porch		Patio/Porch	1ga4dw
Additional Feature	None noted	None noted		Stable/Barn/Stg	-100,000
Original List Price	N/A	\$875,000	0	\$1,399,000	0
Sale Price/List Price Ratio	N/A	100%	0	92.9%	0
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 76,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -341,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 82,500
Adjusted Sale Price of Comparables		Net Adj. 8.7 % Gross Adj. 8.7 % \$ 951,000		Net Adj. 26.3 % Gross Adj. 26.3 % \$ 958,500	Net Adj. 9.8 % Gross Adj. 12.2 % \$ 922,500

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **MLS/County records**

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **MLS/County Records**

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	05/26/2022			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	MLS/County Tax Records	MLS/County Tax Records	MLS/County Tax Records	MLS/County records
Effective Date of Data Source(s)	09/02/2022	09/02/2022	09/02/2022	09/02/2022

Analysis of prior sale or transfer history of the subject property and comparable sales **County records show a transfer of the subject property on 05/26/2022. No price recorded, document #16463 as a quit claim deed. Subject has no other sale or transfer within the previous 36 months prior to inspection date. None of the comparable sales have transferred within the past year prior to the most recent sale used in the report.**

Summary of Sales Comparison Approach **This Sales Comparison Approach was developed by using the best comparables sales available at the time of inspection. The "best comparable sales" are defined as a reasonable number of comparable properties, within the subject market area, that "bracket" the most important value determining features of the subject. This bracketing allows the appraiser to add value to inferior property characteristics and subtract value from superior property characteristics in order to find a supportable estimation for the subject's market value. All sales are competing homes from the same market. They are confirmed as closed sales as noted above. All adjustments are typical and based upon buyer behavior in this market. Adjustments also based on MLS comments, interior/exterior photos, and paired sales analysis. Closed sales 1, 2, and 4 require the least overall adjustments and therefore are given the most weight in final opinion of value. Sale 2 is used in order to bracket the subject's lot size. This sale and listings 5 and 6 are supportive.**

Indicated Value by Sales Comparison Approach \$ **945,000**

Indicated Value by: **Sales Comparison Approach \$ 945,000** **Cost Approach (if developed) \$ 946,992** **Income Approach (if developed) \$**

The sales comparison approach is considered to be the best approach for single family residences and therefore was given most weight. The cost approach is supportive. The income approach is not considered a reliable approach in areas of high owner occupancy SFR's and therefore was not developed.

RECONCILIATION

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

**Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 945,000 , as of 09/02/2022 , which is the date of inspection and the effective date of this appraisal.**

# Exterior-Only Inspection Residential Appraisal Report

51032  
File # 33238475

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	121 Klassen Ln Watsonville, CA 95076	27 Cutter Dr Watsonville, CA 95076			100 Cunningham Way Watsonville, CA 95076			18 Lower Cutter Dr Watsonville, CA 95076		
Proximity to Subject		2.25 miles SE			0.20 miles SE			2.30 miles SE		
Sale Price	\$	\$ 1,154,000			\$ 1,100,000			\$ 785,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 543.83 sq.ft.			\$ 561.80 sq.ft.			\$ 525.44 sq.ft.		
Data Source(s)		ProMLS# 81893288;DOM 34			ProMLS# 81900730;DOM 46			ProMLS# 81899142;DOM 49		
Verification Source(s)		COE DOC # 22345/Realist			Currently listed on the market			Pending sale in escrow		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		Armlth Conv;0			Listing			Listing		
Date of Sale/Time		s08/22;c06/22			Active			c08/22		
Location	N;Res;	B;Lake site; -50,000			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	1.16 ac	30971 sf +9,000			18914 sf +14,500			13900 sf +17,000		
View	N;Res;	B;Lake; -100,000			N;Res;			N;Res;		
Design (Style)	DT1;Ranch	DT1;Ranch			DT2;Contemp 0			DT1;Ranch		
Quality of Construction	Q4	Q4			Q3 -100,000			Q4		
Actual Age	53	43 0			17 0			110 0		
Condition	C4	C4			C3 -100,000			C4		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	6 3 2.0	7 3 2.0	0		6 3 2.1	-10,000		5 2 1.0	+25,000	
Gross Living Area	1,817 sq.ft.	2,122 sq.ft.	-45,500		1,958 sq.ft.	-21,000		1,494 sq.ft.	+48,500	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA/ None	FWA/ None			FWA/ None			FWA/ None		
Energy Efficient Items	Double Panes	Double Panes			Double Panes			Double Panes		
Garage/Carport	2ga2dw	2ga2dw			2ga4dw 0			2gd2dw 0		
Porch/Patio/Deck	Patio/Porch	Deck/Porch 0			Deck/Porch 0			Patio/Porch		
Additional Feature	None noted	None noted			None noted			None noted		
Original List Price	N/A	\$1,489,000			0 \$1,150,000			0 \$799,000		
Sale Price/List Price Ratio	N/A	77.5%			0 N/A-Active			0 N/A-Pending		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -186,500			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -216,500			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 90,500		
Adjusted Sale Price of Comparables		Net Adj. 16.2% Gross Adj. 17.7% \$ 967,500			Net Adj. 19.7% Gross Adj. 22.3% \$ 883,500			Net Adj. 11.5% Gross Adj. 11.5% \$ 875,500		

SALES COMPARISON APPROACH

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

ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer	05/26/2022									
Price of Prior Sale/Transfer	\$0									
Data Source(s)	MLS/County Tax Records	MLS/County Tax Records			MLS/County Tax Records			MLS/County Tax Records		
Effective Date of Data Source(s)	09/02/2022	09/02/2022			09/02/2022			09/02/2022		

Analysis of prior sale or transfer history of the subject property and comparable sales See page 2

SALE HISTORY

**Analysis/Comments** One additional closed sale, one active listing and one pending sale are added for further support.

Comp 4 is included due to its recent sale date, similar design and condition. This comp is adjusted for superior lakefront location and view.

Comp 5 is currently listed for sale for \$1,100,000. Additionally the parcel next door is for sale and is 0.77 Acres. The combine list price for the property per MLS is \$1,399,000 and the lot would total 52,455 SF. The additional parcel has plans and permits included for a 1400 SF house.

Comp 6 is a currently pending sale in escrow. This comp is smaller in GLA, lot size, and inferior in room count.

**Adjustments:** Adjustments are based on historical paired sales and reflect typical buyer reaction in this market.

GLA has been adjusted at \$150 per square foot. In order to account for discrepancies in measurements, adjustments have been made based on GLA differences greater than 100 SF.

Bathrooms have been adjusted at \$25,000 each.

Half bathrooms have been adjusted at \$10,000 each.

Garages have been adjusted at \$25,000 per space.

Condition adjustments are made between 2-5% of the comparables sale prices based on MLS description of comparable listings.

In this area, older homes which have been updated and remodeled compete directly with newer homes. Adjustments have been made based on condition, rather than age and it is typical to include comparables with a wider than 15 year range in age.

A CMA/Farm list is included within the appraisal report for further support. The market parameters for this CMA list are properties within the subject's market boundaries of listings/sales with between 1400-2200 SF of gross living area, lot sizes greater than 5,000 SF, and having been listed/sold since 05/01/2022. This resulted in 4 active listings, 4 listings in contract, and 16 closed sales. The closed sales sold in an average of 14 days and for an average of 100.3% of their list price.

In this area, buyers tend to value usable area over room count. Dens, offices, studies, family rooms, lofts and extra bedrooms have similar utility. Adjustments have been made based on GLA rather than room count.

ANALYSIS / COMMENTS





# Exterior-Only Inspection Residential Appraisal Report

51032  
File # 33238475

ADDITIONAL COMMENTS

The intended user of this report is the Lender/Client. The intended use is to evaluate the property that is the subject of the appraisal for a mortgage finance transaction, subject to the 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.

This appraisal was completed compliant to the Appraisers Independence Requirements (AIR). There was no undue influence on the appraiser in the value determination of the subject. The appraisal was prepared in accordance with FIRREA Title XI. Appraisal Report; Prepared in Accordance with USPAP Standards Rule 2-2(a)

No personal property was included in the valuation of the subject property.

I have not performed valuation 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

It is assumed that at the time of inspection, the kitchen was functional meaning the kitchen cabinets were installed, stove and sink were working. In addition, the property was habitable and all mechanical equipment, plumbing, gas, electrical were functional and in working condition.

It is assumed that there are no health & safety, security, or soundness issues with the subject property. The utilities were on and functional at the time of the inspection.

It is assumed that there are carbon monoxide detectors and smoke detectors were installed and functional on the property as of the effective date. It is assumed that the water heater was double strapped and meets building code requirements.

The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purposes, including without limitation for the purposes of a property purchase decision, listing decision or an appraisal contingency in a purchase agreement, is at such party's own risk and is not intended or authorized by the appraiser.

The subject's lot size is larger than typical for properties in this market. The typical lot size is 6,000 to 8,000 Sf in this neighborhood. The subject's lot slopes from the street and behind to neighbors. The overall usable land is considered similar to average size sites in this area and no value is given to the excess square footage. It was necessary to use comparables over 1 mile from the subject in order to bracket the subject's lot size. Lot differences between the comparables and subject are adjusted at \$20,000 per acre rounded to the nearest \$500.

The opinion of value for the subject property is higher than the predominant neighborhood value. This is due to the subject's lot size. This is considered a positive marketable feature and does not negatively impact the marketability of the subject.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)			
Provide adequate information for the lender/client to replicate the below cost figures and calculations.			
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)		The site values for this county are typically high--often 40-70% of the value of the property--due to the high demand and limited amount of vacant homesites. Values are based on past land sales, appraisals, or extraction method. The cost approach is not intended for insurance purposes.	
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$ 400,000
Source of cost data <b>Marshall and Swift</b>	DWELLING	1,817 Sq.Ft. @ \$ 325.00	=\$ 590,525
Quality rating from cost service <b>Q4</b> Effective date of cost data <b>June, 2022</b>		0 Sq.Ft. @ \$	=\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Patio/Porch		=\$ 25,000
All of the cost estimates were obtained from Marshall-Swift and local contractors. No external depreciation was noted on this property. Economic life is based upon a life span of 100 years.	Garage/Carport	470 Sq.Ft. @ \$ 125.00	=\$ 58,750
Physical Life is expected to exceed the life of the loan.	Total Estimate of Cost-New		=\$ 674,275
	Less Physical	Functional	External
	Depreciation 202,283		= \$( 202,283)
	Depreciated Cost of Improvements		=\$ 471,992
	"As-is" Value of Site Improvements		=\$ 75,000
Estimated Remaining Economic Life (HUD and VA only) <b>70 Years</b>	INDICATED VALUE BY COST APPROACH		=\$ 946,992

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)			
Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)		The income approach to value has not been developed as most SFRs in this market are not purchased for their income producing potential.	

PUD INFORMATION

**PROJECT INFORMATION FOR PUDs (if applicable)**

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

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

Legal Name of Project

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

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

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

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

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

Describe common elements and recreational facilities.

# Exterior-Only Inspection Residential Appraisal Report

51032  
File # 33238475

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

51032  
File # 33238475

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

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

# Exterior-Only Inspection Residential Appraisal Report

51032  
File # 33238475

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

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

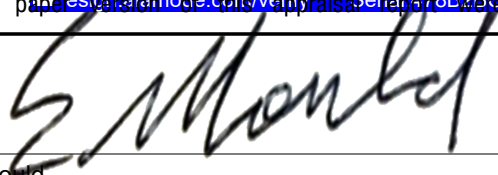
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one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

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

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

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

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

APPRaiser  
Signature   
Name Erick Mould  
Company Name Pacific Residential Appraisals  
Company Address 4106 Porter Gulch Rd  
Aptos, CA 95003-2711  
Telephone Number 831-475-5970  
Email Address erick@pac-res-appraisals.com  
Date of Signature and Report 09/05/2022  
Effective Date of Appraisal 09/02/2022  
State Certification # AR035784  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State CA  
Expiration Date of Certification or License 12/02/2022

ADDRESS OF PROPERTY APPRAISED  
121 Klassen Ln  
Watsonville, CA 95076  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 945,000

LENDER/CLIENT  
Name Clear Capital  
Company Name Wedgewood Inc  
Company Address 2015 Manhattan Beach Blvd, Suite 100,  
Redondo Beach, CA 90278  
Email Address \_\_\_\_\_

SUPERVISORY APPRAISER (ONLY IF REQUIRED)  
Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_  
Date of Signature \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or State License # \_\_\_\_\_  
State \_\_\_\_\_  
Expiration Date of Certification or License \_\_\_\_\_

SUBJECT PROPERTY  
 Did not inspect exterior of subject property  
 Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_

COMPARABLE SALES  
 Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_



Borrower	Redwood Holdings LLC	File No. 33238475
Property Address	121 Klassen Ln	
City	County Santa Cruz	State CA Zip Code 95076
Lender/Client	Wedgewood Inc	

**APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

**Comments on Standards Rule 2-3**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Reasonable Exposure Time**

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-30 days


**Comments on Appraisal and Report Identification**

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment.

[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:478B2BC9


**APPRAISER:**

Signature:   
 Name: Erick Mould

State Certification #: AR035784  
 or State License #: \_\_\_\_\_  
 State: CA Expiration Date of Certification or License: 12/02/2022  
 Date of Signature and Report: 09/05/2022  
 Effective Date of Appraisal: 09/02/2022  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): 09/02/2022

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_

State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Inspection of Subject:  None  Inter  Exterior-Only  
 Date of Inspection (if applicable): \_\_\_\_\_ 

# USPAP Compliance Addendum

Loan # 51032  
File # 33238475

Borrower	Redwood Holdings LLC		
Property Address	121 Klassen Ln		
City	County	Santa Cruz	State
			CA
Lender/Client	Wedgewood Inc		
			Zip Code 95076

### APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report      This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report      This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

### ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

### PRIOR SERVICES

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

### PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

### APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

### ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

### MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 0-30 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 0-30 day(s).

### APPRAISER      SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature </p> <p>Name <u>Erick Mould</u></p> <p>Date of Signature <u>09/05/2022</u></p> <p>State Certification # <u>AR035784</u></p> <p>or State License # _____</p> <p>State <u>CA</u></p> <p>Expiration Date of Certification or License <u>12/02/2022</u></p> <p>Effective Date of Appraisal <u>09/02/2022</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from Street    <input type="checkbox"/> Interior and Exterior</p>
---	--

# Market Conditions Addendum to the Appraisal Report

File No. 33238475  
51032

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 **121 Klassen Ln** City **Watsonville** State **CA** ZIP Code **95076**

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.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	24	12	9	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	4.0	4.0	3.0	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	2	3	8	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.5	0.8	2.7	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	885,000	850,250	890,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	7	9	16	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	1,025,000	999,000	995,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	10	34	38	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	103.4 %	100.0 %	100.6 %	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> 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 were noted in only a small number of the sales activity in this area. Concessions are typically found in the REO, short sales and FHA financing transactions. These only make up a small number of the sales activity in this area. Typical concessions are noted at 1-2% of the contract price and are typically applied to closing costs. Interest rates have risen this year from approximately 3.2% to 5.6% from January, 2022 to September, 2022. With this rapid rise in interest rates and increasing inventory it appears the market is beginning to show stabilizing trends after increasing values over multiple years.

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. Sources include but are not limited to the multiple listing service, dqnews.com, Cyberhomes.com, foreclosures.com, Realtist, real estate agents, and previous files.

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.

Property values of similar, nearby homes reflect steady increases over the past year, based on analysis of recent sales and current listings.

**Notes:**

- 1) Original list prices considered misleading, price at time of status used instead.
- 2) Median Sale Price as % of List Price is determined using only sold homes, dividing the sold price by the final list price.
- 3) Data is derived from the Multiple Listing Service.
- 4) DOM = Listing Date to Pending Date, or Listing Date to Withdrawn/Cancelled/Expired.

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

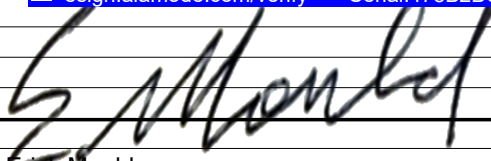
Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

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

[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:478B2BC9



Signature	Signature
Appraiser Name <b>Erick Mould</b>	Supervisory Appraiser Name
Company Name <b>Pacific Residential Appraisals</b>	Company Name
Company Address <b>4106 Porter Gulch Rd, Aptos, CA 95003-2711</b>	Company Address
State License/Certification # <b>AR035784</b> State <b>CA</b>	State License/Certification # State
Email Address <b>erick@pac-res-appraisals.com</b>	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

# CMA/Farm List - Page 1

**Erick B. Mould**  
 erick@pac-res-appraisals.com  
 Ph:

## Quick Summary of Comparable Properties

### Residential Summary

**Res. Single Family**

**ACTIVE**

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age
100 Cunningham Way	Watsonville	3	2 1	49	1,958	\$561.80	18,914 (sf)	\$1,100,000	17
16 Corrala Vista Drive	Watsonville	3	2 1	5	1,596	\$642.23	9,845 (sf)	\$1,025,000	52
9 Cutter Drive	Watsonville	3	2 0	76	2,159	\$446.97	11,151 (sf)	\$965,000	35
94 Dolores Avenue	Watsonville	3	2 0	27	1,400	\$592.14	5,793 (sf)	\$829,000	50

**ACTIVE**

<b># Listings:</b>	<b>4</b>	<b>AVG VALUES:</b>		<b>39</b>	<b>1,778</b>	<b>\$560.78</b>	<b>11,426 (sf)</b>	<b>\$979,750</b>	<b>39</b>
--------------------	----------	--------------------	--	-----------	--------------	-----------------	--------------------	------------------	-----------

**CONTINGENT**

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age
125 Hecker Pass Road	Watsonville	2	2 0	8	1,416	\$1,055.79	9.49 (a)	\$1,495,000	68
651 Apple Blossom Court	Watsonville	4	2 1	25	1,990	\$678.39	21,301 (sf)	\$1,350,000	44
195 Pioneer Road	Watsonville	3	2 0	11	1,650	\$784.85	13.86 (a)	\$1,295,000	53
18 Lower Cutter Drive	Watsonville	2	1 0	49	1,494	\$525.44	13,900 (sf)	\$785,000	110

**CONTINGENT**

<b># Listings:</b>	<b>4</b>	<b>AVG VALUES:</b>		<b>23</b>	<b>1,638</b>	<b>\$761.12</b>	<b>6.04 (a)</b>	<b>\$1,231,250</b>	<b>69</b>
--------------------	----------	--------------------	--	-----------	--------------	-----------------	-----------------	--------------------	-----------

**SOLD**

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
27 Cutter Drive	Watsonville	3	2 0	34	2,122	\$543.79	30,971 (sf)	\$1,349,950	43	\$1,153,930	08/03/22
37 Webb Road	Watsonville	3	2 1	26	1,638	\$689.87	7.64 (a)	\$1,144,000	46	\$1,130,000	08/31/22
130 Rogers Avenue	Watsonville	3	2 0	22	1,423	\$716.80	5,489 (sf)	\$999,000	85	\$1,020,000	07/15/22
329 Brentwood Drive	Watsonville	4	2 1	2	2,102	\$451.95	6,011 (sf)	\$978,000	40	\$950,000	06/28/22
2405 Freedom Boulevard	Watsonville	3	2 0	7	1,566	\$606.64	10,803 (sf)	\$924,988	87	\$950,000	08/31/22
133 Logan Street	Watsonville	3	2 0	0	1,661	\$535.82	8,930 (sf)	\$849,000	61	\$890,000	06/13/22
895 Green Valley Road	Watsonville	3	2 0	10	1,436	\$609.33	9,714 (sf)	\$875,000	56	\$875,000	05/20/22
61 Beverly Drive	Watsonville	3	2 0	14	2,069	\$413.48	7,013 (sf)	\$855,500	66	\$855,500	05/31/22
445 Carmel Street	Watsonville	4	2 0	7	1,999	\$425.21	8,189 (sf)	\$845,000	65	\$850,000	07/01/22
145 Fuchsia Court	Freedom	3	2 0	11	1,545	\$550.16	9,714 (sf)	\$799,000	50	\$850,000	07/28/22
381 Chappel Road	Freedom	3	2 1	16	1,829	\$462.55	5,097 (sf)	\$865,000	16	\$846,000	07/21/22
111 Mariposa Avenue	Watsonville	4	2 0	11	1,450	\$582.76	7,187 (sf)	\$825,000	66	\$845,000	05/11/22
705 Martinelli Street	Watsonville	3	2 0	18	1,496	\$534.76	8,538 (sf)	\$775,000	64	\$800,000	05/10/22
17 Vernon Court	Freedom	3	2 0	8	1,652	\$478.81	6,098 (sf)	\$699,000	53	\$791,000	05/11/22
100 Willowcreek Street	Watsonville	4	2 0	1	1,883	\$398.30	9,627 (sf)	\$699,000	27	\$750,000	05/06/22
250 Cambridge Drive	Watsonville	3	2 0	34	1,496	\$487.97	7,754 (sf)	\$750,000	52	\$730,000	09/01/22

**SOLD**

<b># Listings:</b>	<b>16</b>	<b>AVG VALUES:</b>		<b>14</b>	<b>1,710</b>	<b>\$530.51</b>	<b>29,615 (sf)</b>	<b>\$889,527</b>	<b>55</b>	<b>\$892,902</b>
--------------------	-----------	--------------------	--	-----------	--------------	-----------------	--------------------	------------------	-----------	------------------

<b># Listings Total:</b>	<b>24</b>	<b>AVG VALUES FOR ALL:</b>		<b>20</b>	<b>1,710</b>	<b>\$573.99</b>	<b>1.50 (a)</b>	<b>\$961,518</b>	<b>54</b>	<b>\$892,902</b>
--------------------------	-----------	----------------------------	--	-----------	--------------	-----------------	-----------------	------------------	-----------	------------------

The above information is deemed to be accurate but not guaranteed.

9/5/2022

Presented By: Erick B. Mould, Phone: (831) 475-5970

Page 1 of 21



**Erick B. Mould**

erick@pac-res-appraisals.com

Ph:

**Quick Summary of Comparable Properties**

<b>Quick Statistics ( 24 Listings Total )</b>			
	<b>Min</b>	<b>Max</b>	<b>Median</b>
<b>List Price</b>	\$699,000	\$1,495,000	\$870,000
<b>Sale Price</b>	\$730,000	\$1,153,930	\$852,750

The above information is deemed to be accurate but not guaranteed.

9/5/2022

Presented By: Erick B. Mould, Phone: (831) 475-5970

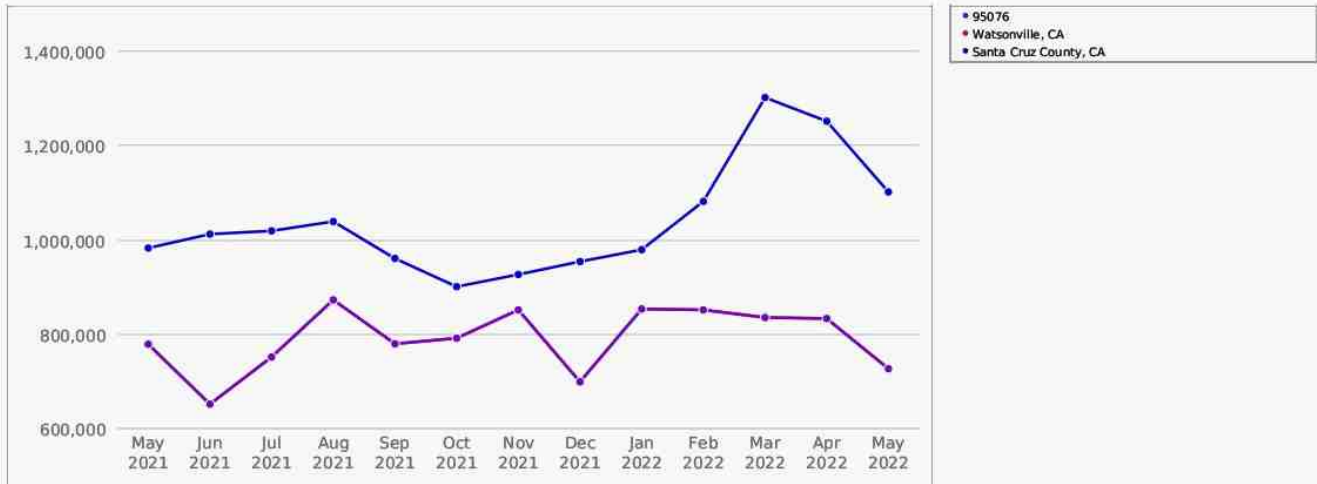
Page 2 of 21

# MARKET TRENDS - Page 1

## Market Overview - 95076, Watsonville, CA



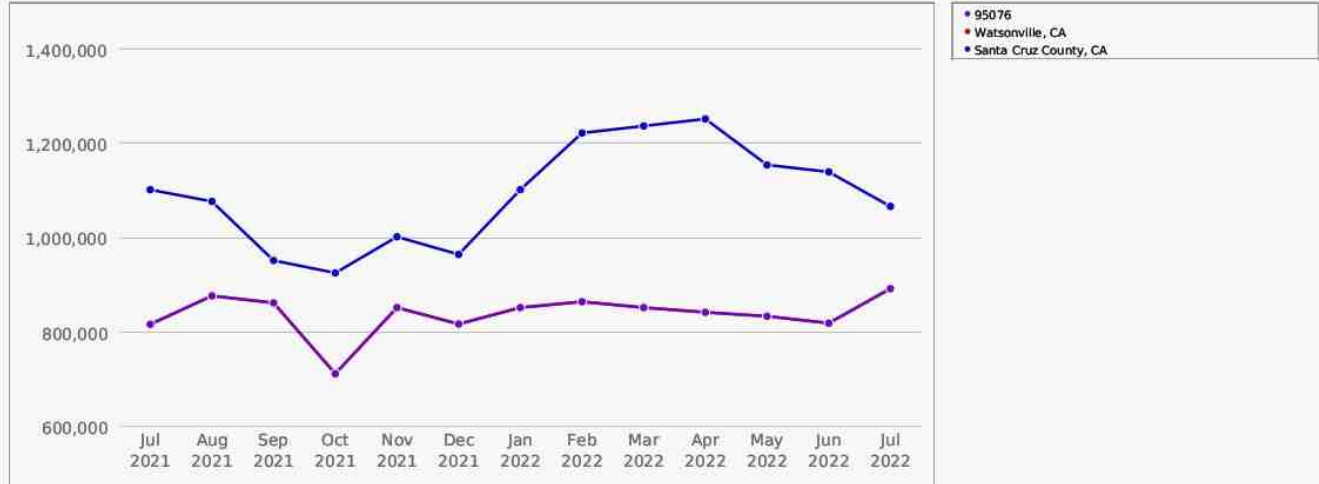
### Median Sale Price (Tax)



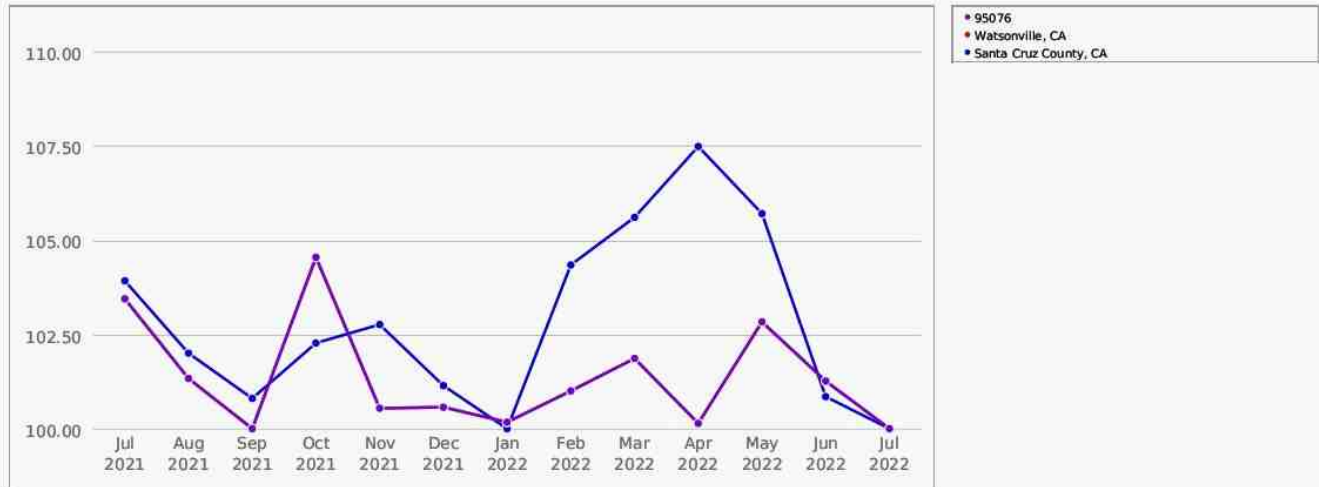
Information is deemed reliable but not guaranteed. The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

# MARKET TRENDS - Page 2

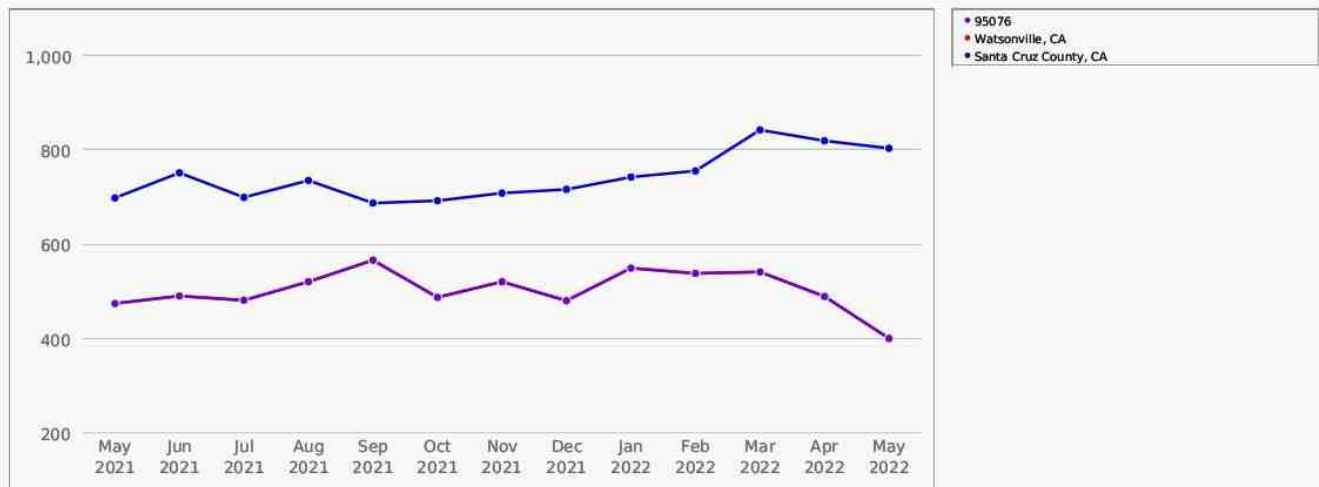
Median Sale Price (MLS)



Median Sale to Original List Price Ratio (MLS)



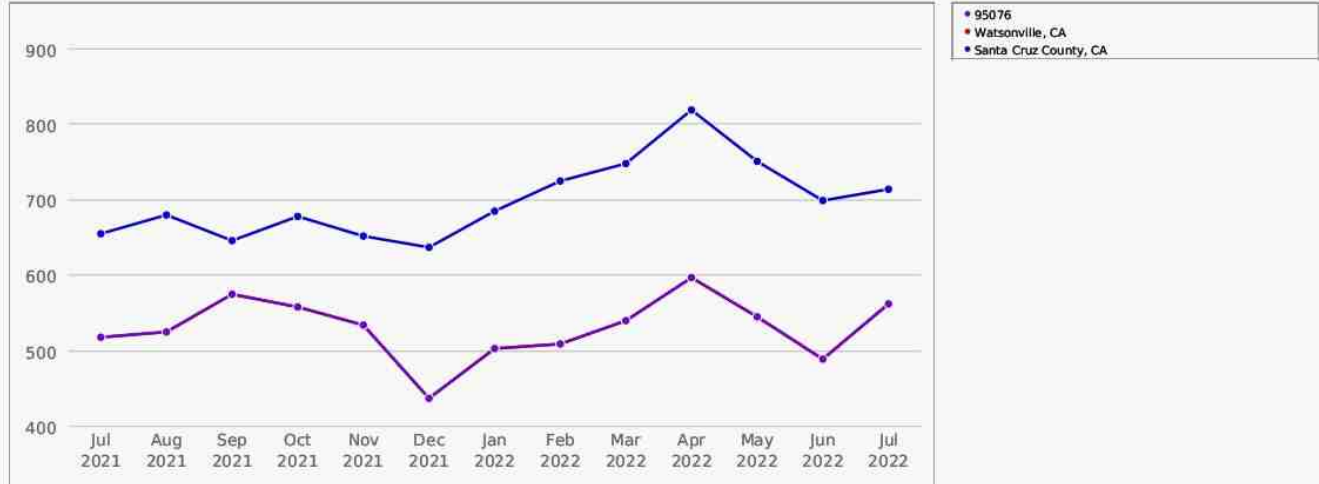
Median Price per Square Foot (Tax)



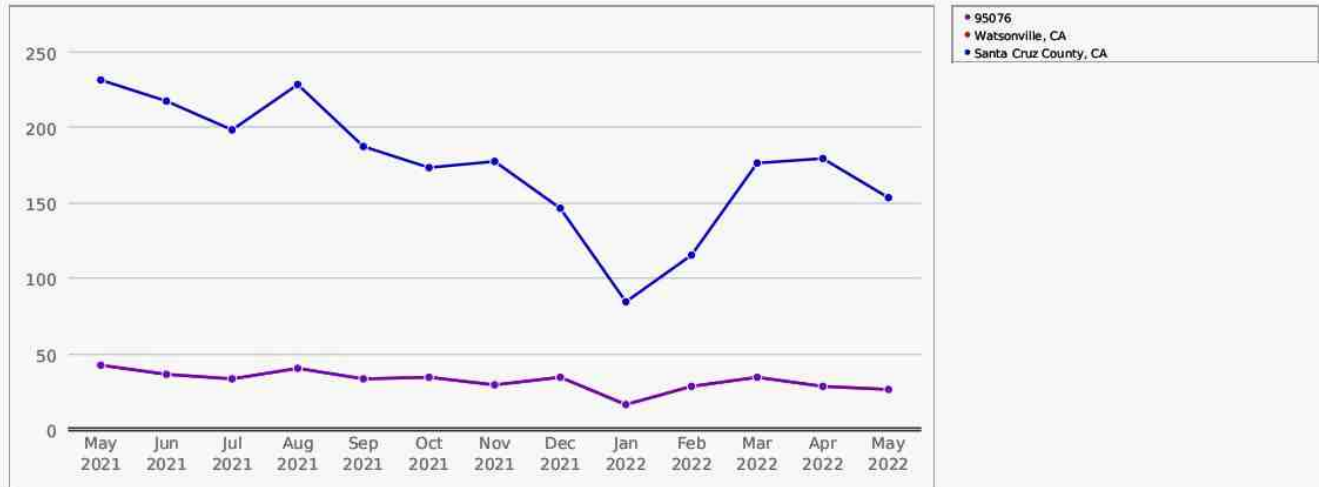
Information is deemed reliable but not guaranteed. The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

*E. M. Moulton*

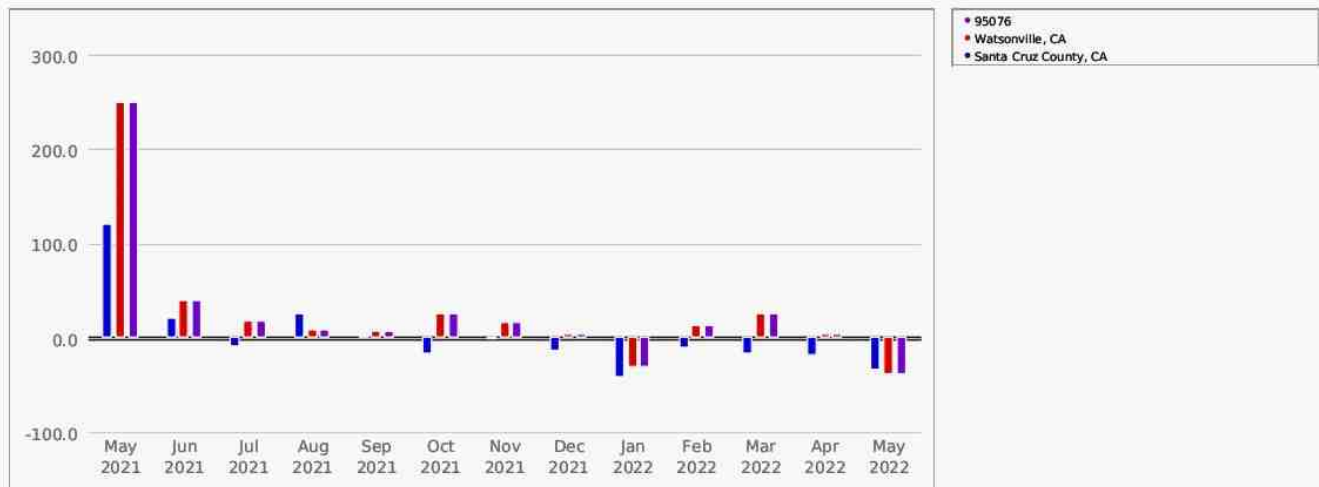
Median Price per Square Foot (MLS)



Number of Sales (Tax)



Change in Sales Activity (Tax)

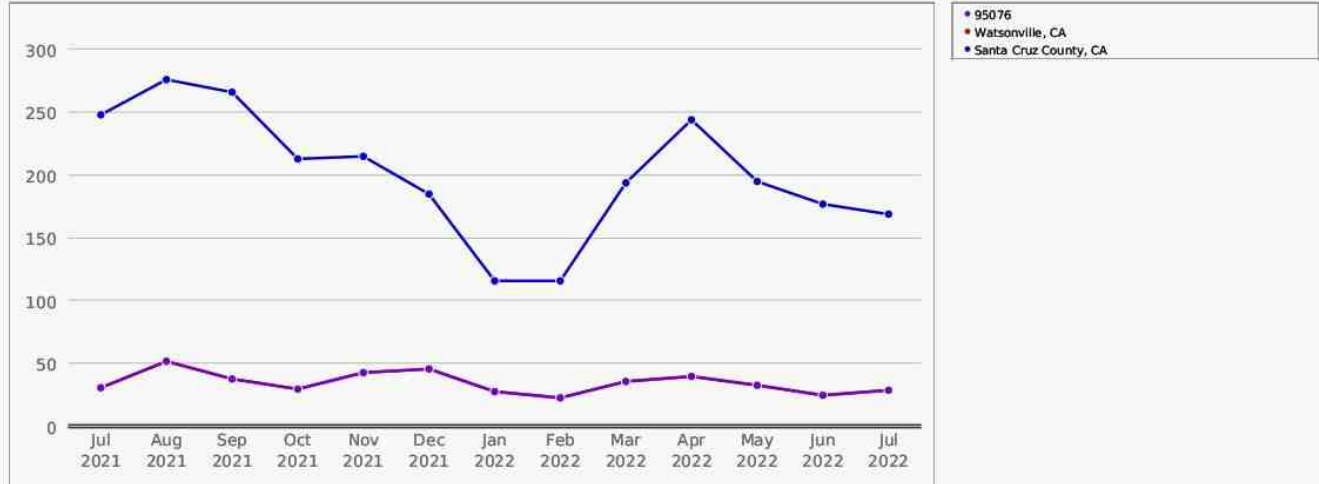


Information is deemed reliable but not guaranteed. The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

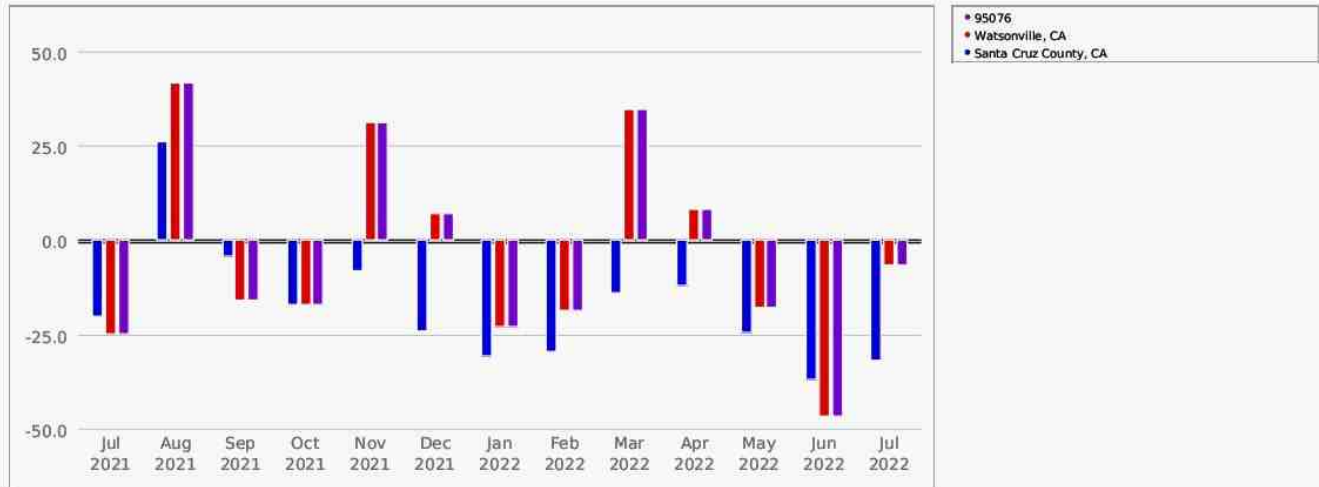


# MARKET TRENDS - Page 4

Number of Sales (MLS)



Change in Sales Activity (MLS)




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

*E. M. Moulton*

# PROPERTY PROFILE - Page 1

**121 Klassen Ln, Watsonville, CA 95076-1211, Santa Cruz County Auction**

APN: 051-331-16-000 CLIP: 8286143093

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	<b>3</b>	<b>2</b>	<b>N/A</b>	<b>\$665,000</b>	<b>12/31/2003</b>
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	<b>1,817</b>	<b>50,617</b>	<b>1969</b>	<b>SFR</b>	

OWNER INFORMATION			
Owner Name	Rancho Corralitos Trust	Tax Billing Zip+4	1211
Tax Billing Address	121 Klassen Ln	Owner Occupied	Yes
Tax Billing City & State	Watsonville, CA	Owner Name 2	
Tax Billing Zip	95076		

LOCATION INFORMATION			
School District	Pajaro Vly	Property Carrier Route	C031
Community College District	Cabrillo Jt	Zoning	R-1-6
Elementary School District		Map Page/Grid	
Location Influence		Market Area	54
Census Tract	1225.00	Parcel Comments	
Tract Number	433		

TAX INFORMATION			
APN	051-331-16-000	Tax Area	69255
Alt APN		Tax Appraisal Area	
Exemption(s)		Block ID	
% Improved	40%	Lot Number	16
Legal Description	TRACT 433 LOT 16		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$702,777	\$688,998	\$681,932
Assessed Value - Land	\$423,897	\$415,586	\$411,324
Assessed Value - Improved	\$278,880	\$273,412	\$270,608
Market Value - Total			
Market Value - Land			
Market Value - Improved			
YOY Assessed Change (\$)	\$13,779	\$7,066	
YOY Assessed Change (%)	2%	1.04%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$8,208		
2020	\$8,385	\$178	2.17%
2021	\$8,552	\$166	1.98%

Special Assessment	Tax Amount
County-Res Lighting Csa 9a	\$4.70
Cabrillo Col Go Ds 1998 Ser C	\$5.34
County Parks Parcel Tax	\$8.50
Cabrillo College 2019 B Ref 98	\$10.56
Mosquito Abate/Vector Control	\$11.58
Csa 53 Mosquito Control Assm	\$11.60
2012 B Pajaro Valley Sch Bd	\$12.44
Cabrillo Col Go Ds 1998 Ser D	\$14.24
County-Highway Lighting Csa 9	\$16.60
Pajaro Valley Water Mngmnt Agy	\$18.00
Cabrillo College 2019 A Ref 98	\$18.16
Pajaro Valley Fire Protect Tax	\$30.00
Cabrillo Coll Debt Svc 2004a	\$30.98

**Property Details** Courtesy of Erick B. Mould, MLS Listings Generated on: 09/05/22  
The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality. Page 1/3

## PROPERTY PROFILE - Page 2

Other Misc \$1,469.22  
 Total Of Special Assessment \$1,661.92

CHARACTERISTICS			
Land Use - CoreLogic	SFR	Cooling Type	
Land Use - County	Single Family Resid	Porch	
Lot Frontage		Patio Type	Deck
Lot Depth		Parking Type	Type Unknown
Lot Acres	1.162	Garage Capacity	MLS: 2
Lot Area	50,617	No. Parking Spaces	MLS: 2
Lot Shape		Garage Sq Ft	576
Style		Roof Type	
Year Built	1969	Roof Material	
Effective Year Built	1969	Roof Frame	Wood
Building Sq Ft	1,817	Foundation	
Stories	MLS: 1	Roof Shape	
Basement Sq Feet		Construction	
Basement Type	MLS: Concrete Perimeter	Exterior	
Total Rooms	6	Floor Cover	
Bedrooms	3	Pool	
Total Baths	2	Other Impvs	
MLS Total Baths	2	Equipment	
Full Baths	2	Total Units	
Half Baths		Water	Public
Fireplaces	1	Sewer	Public Service
Condo Amenities		Condition	
Heat Type	Central	Quality	

LISTING INFORMATION			
MLS Listing Number	<a href="#">ML80335451</a>	MLS Sold Date	12/31/2003
MLS Status	Sold	MLS Closing Price	\$665,000
MLS Status Change Date	12/31/2003	MLS Listing Agent	139389-Aldina Maciel
MLS Listing Date	06/20/2003	MLS Listing Broker	CENTURY 21 CLASSIC PROPERTI ES
MLS Curr. List \$	\$659,000	MLS Selling Agent	111166-Ramon Fuentes
MLS Orig. List \$	\$799,000	MLS Selling Broker	TRI-CITY REAL ESTATE
MLS Pending Date			

MLS Listing #  
 MLS Status  
 MLS Listing Date  
 MLS Listing Price  
 MLS Orig List \$  
 MLS Close Date  
 MLS List Close \$  
 MLS List Exp Date  
 MLS List Cancel Date

LAST MARKET SALE & SALES HISTORY			
Recording Date	12/30/2003	Deed Type	Grant Deed
Settle Date	Tax: 12/18/2003 MLS: 12/31/2003	Owner Name	Rancho Corralitos Trust
Sale Price	\$665,000	Owner Name 2	
Price Per Square Feet	\$365.99	Seller	Noble Arthur C & Evelyn J
Document Number	<a href="#">125362</a>		

Recording Date	05/26/2022	08/15/2019	04/15/2019	05/19/2016	03/21/2006
Sale Price					
Nominal	Y	Y	Y	Y	Y
Buyer Name	Rancho Corralitos Trust	Fuentes Ramon	Fuentes Trust	Shetty Satish	Fuentes Trust
Buyer Name 2	Macias-Fuentes Letisia				
Seller Name	Fuentes Ramon & Letisia M	Fuentes Trust	Shetty Satish	Fuentes Trust	Fuentes Ramon & Letisia M
Document Number	16463	23598	9476	17812	15681
Document Type	Quit Claim Deed	Grant Deed	Grant Deed	Grant Deed	Quit Claim Deed

Property Details Courtesy of Erick B. Mould, MLS Listings

Generated on: 09/05/22

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

Page 2/3

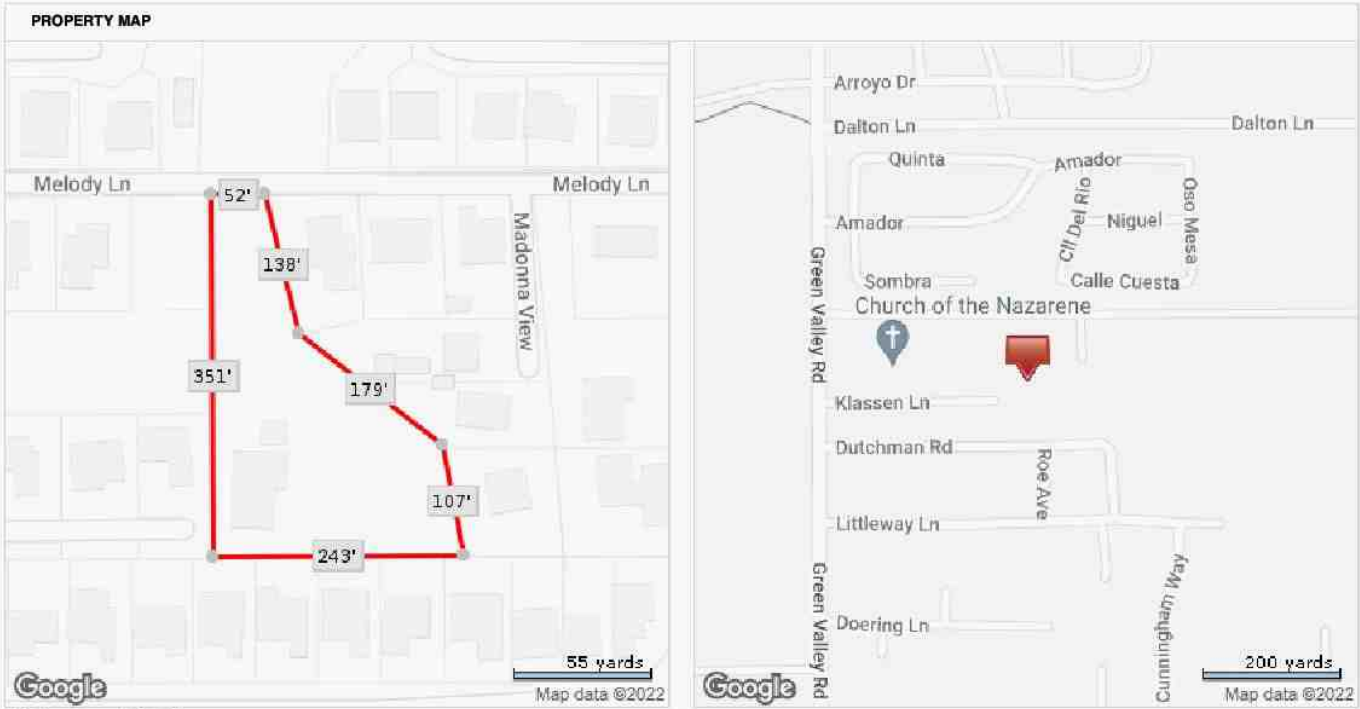
Serial# 478B2BC9  
 esign.alamode.com/verify

# PROPERTY PROFILE - Page 3

Recording Date	12/30/2003
Sale Price	\$665,000
Nominal	
Buyer Name	Fuentes Ramon & Letisia M
Buyer Name 2	Fuentes Letisia M
Seller Name	Noble Arthur C & Evelyn J
Document Number	125362
Document Type	Grant Deed

MORTGAGE HISTORY					
Mortgage Date	03/29/2007	03/29/2007	01/31/2006	07/01/2005	12/30/2003
Mortgage Amount	\$74,000	\$676,000	\$711,000	\$200,000	\$500,000
Mortgage Lender	Indymac Bk Fsb	Indymac Bk Fsb	Indymac Bk Fsb	National Cty Bk	Fremont Invs & Ln
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Type	Refi	Refi	Refi	Refi	Resale

Mortgage Date	12/30/2003
Mortgage Amount	\$98,500
Mortgage Lender	Fremont Invs & Ln
Mortgage Code	Conventional
Mortgage Type	Resale



\*Lot Dimensions are Estimated

*E. Mould*

Serial# 478B2BC9  
 esign.alamode.com/verify



# AERIAL MAP

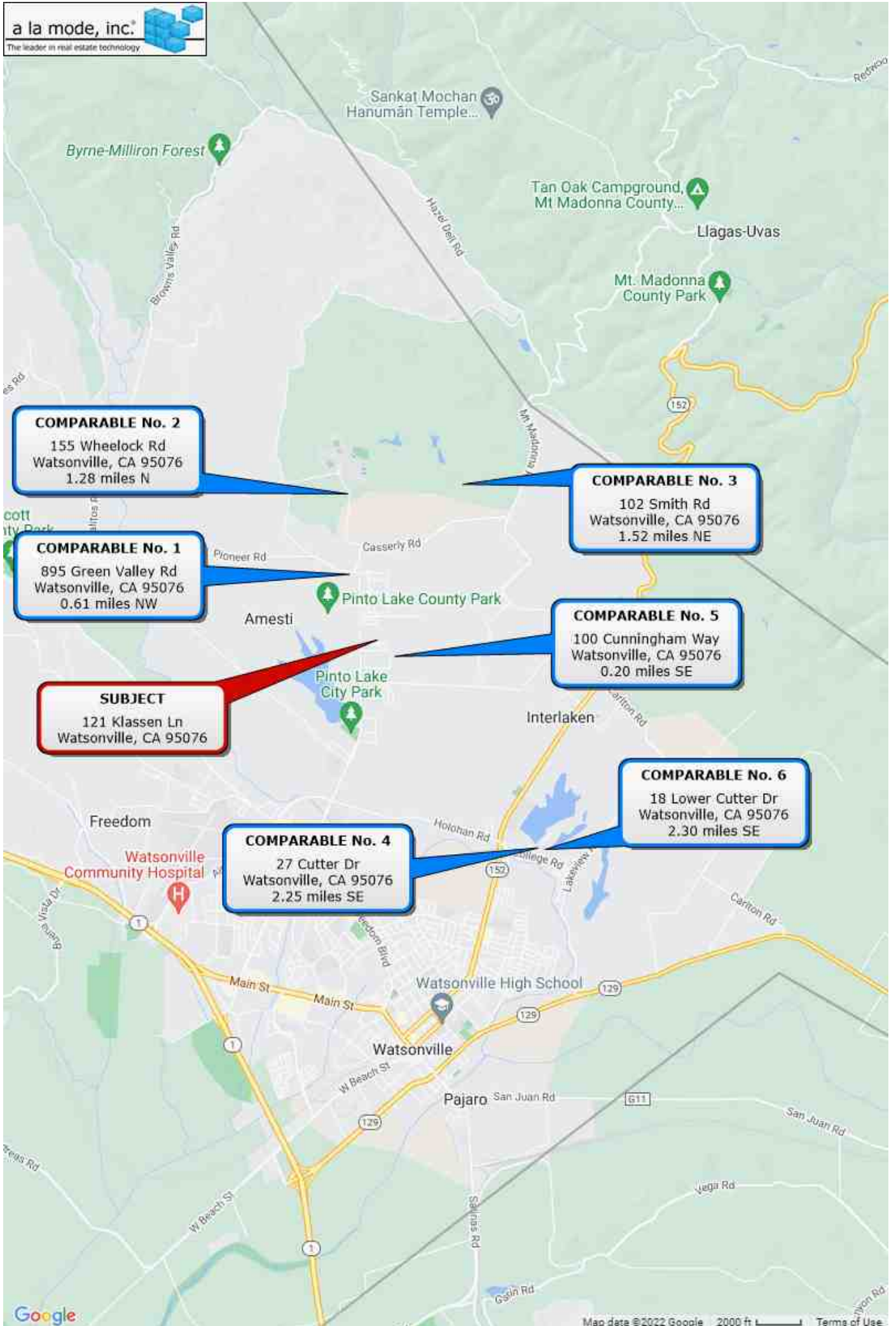
Borrower	Redwood Holdings LLC						
Property Address	121 Klassen Ln						
City	Watsonville	County	Santa Cruz	State	CA	Zip Code	95076
Lender/Client	Wedgewood Inc						





## Location Map

Borrower	Redwood Holdings LLC			
Property Address	121 Klassen Ln			
City	Watsonville	County	Santa Cruz	State CA Zip Code 95076
Lender/Client	Wedgewood Inc			



# Plat Map

**FOR TAX PURPOSES ONLY**

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY. NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

**POR. RANCHO DE LOS CORRALITOS**  
SECS. 20 & 21, T.11S., R.2E., M.D.B. & M.

Tax Area Code  
69-255

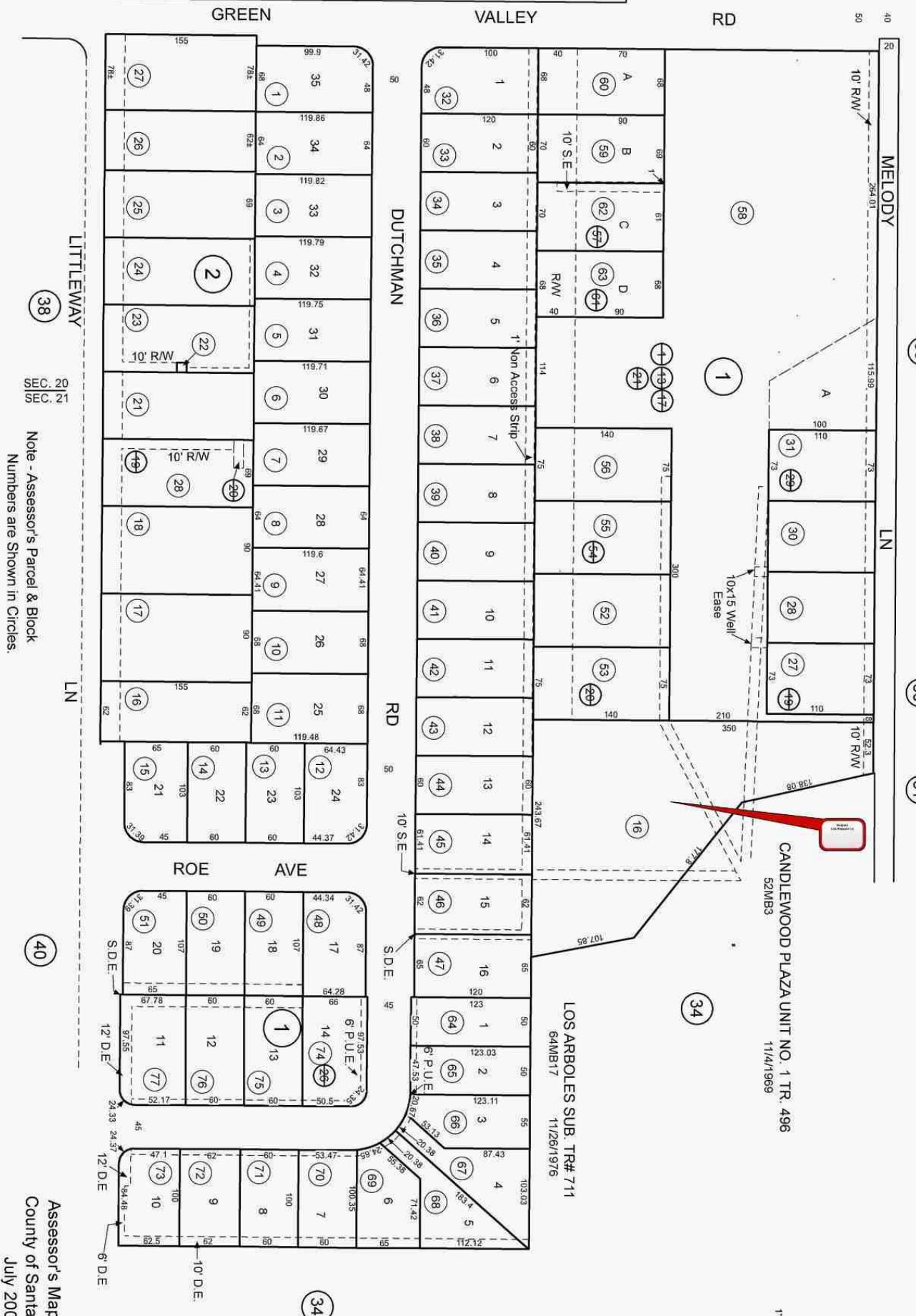
**51-33**

11PM12  
5/31/1973

12PM2  
7/23/1973

Bk. 50  
14

Electronically redrawn 7/14/00 KSA  
Rev. 6/7/01 mvm (changed page refs.)  
Rev. 10/27/04 GG (remove RAW on 2-28 as per 1918/442)  
Rev. 10/29/08 CB (Spatial Adjustment)



Note - Assessor's Parcel & Block Numbers are Shown in Circles.

Assessor's Map No. 51-33  
County of Santa Cruz, Calif.  
July 2000

## Subject Photo Page

Borrower	Redwood Holdings LLC						
Property Address	121 Klassen Ln						
City	Watsonville	County	Santa Cruz	State	CA	Zip Code	95076
Lender/Client	Wedgewood Inc						



### Subject Front

121 Klassen Ln  
Sales Price  
Gross Living Area 1,817  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res;  
Site 1.16 ac  
Quality Q4  
Age 53

**Subject Rear N/A NO ACCESS**



### Subject Street



## Photograph Addendum

Borrower	Redwood Holdings LLC						
Property Address	121 Klassen Ln						
City	Watsonville	County	Santa Cruz	State	CA	Zip Code	95076
Lender/Client	Wedgewood Inc						



**ALTERNATE STREET VIEW**



**ADDITIONAL FRONT VIEW**



**GARAGE**



**ADDRESS VERIFICATION**



**ADDITIONAL FRONT VIEW**

## Comparable Photo Page

Borrower	Redwood Holdings LLC			
Property Address	121 Klassen Ln			
City	Watsonville	County	Santa Cruz	State CA Zip Code 95076
Lender/Client	Wedgewood Inc			



### Comparable 1

895 Green Valley Rd  
 Prox. to Subject 0.61 miles NW  
 Sale Price 875,000  
 Gross Living Area 1,436  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 9714 sf  
 Quality Q4  
 Age 56



### Comparable 2

155 Wheelock Rd  
 Prox. to Subject 1.28 miles N  
 Sale Price 1,300,000  
 Gross Living Area 1,852  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 3.24 ac  
 Quality Q3  
 Age 59



### Comparable 3

102 Smith Rd  
 Prox. to Subject 1.52 miles NE  
 Sale Price 840,000  
 Gross Living Area 1,441  
 Total Rooms 6  
 Total Bedrooms 4  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 27051 sf  
 Quality Q4  
 Age 55

*E. Moulton*



## Comparable Photo Page

Borrower	Redwood Holdings LLC			
Property Address	121 Klassen Ln			
City	Watsonville	County	Santa Cruz	State CA Zip Code 95076
Lender/Client	Wedgewood Inc			



### Comparable 4

27 Cutter Dr	
Prox. to Subject	2.25 miles SE
Sale Price	1,154,000
Gross Living Area	2,122
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	B;Lake site;
View	B;Lake;
Site	30971 sf
Quality	Q4
Age	43



### Comparable 5

100 Cunningham Way	
Prox. to Subject	0.20 miles SE
Sale Price	1,100,000
Gross Living Area	1,958
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	18914 sf
Quality	Q3
Age	17



### Comparable 6

18 Lower Cutter Dr	
Prox. to Subject	2.30 miles SE
Sale Price	785,000
Gross Living Area	1,494
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	13900 sf
Quality	Q4
Age	110

*E. Moulton*

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Condition Ratings and Definitions

#### C1

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

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

#### C2

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

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

#### C3

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

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

#### C4

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

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

#### C5

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

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

#### C6

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

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

### Quality Ratings and Definitions

#### Q1

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

#### Q2

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



# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

## Quality Ratings and Definitions (continued)

### Q3

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

### Q4

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

### Q5

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

### Q6

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

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

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

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

### Updated

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

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

### Remodeled

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

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

## Explanation of Bathroom Count

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

### Example:

3.2 indicates three full baths and two half baths.



**License**



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

**Erick B. Mould**

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 035784

Effective Date: December 3, 2020  
Date Expires: December 2, 2022

  
Loretta Dillon, Deputy Bureau Chief, BREA

3055582

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









# Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:


- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of Clear Capital, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of Wedgewood Inc, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that Clear Capital has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:478B2BC9

APPRaiser: 

SUPERVISORY or CO-APPRAISER: \_\_\_\_\_  
Signature

09/05/2022  
Date

\_\_\_\_\_  
Date

Erick Mould  
Appraiser's Name

\_\_\_\_\_  
Appraiser's Name

\_\_\_\_\_  
State Title or Designation

\_\_\_\_\_  
State Title or Designation

AR035784  
State License or Certification #

\_\_\_\_\_  
State License or Certification #

12/02/2022 CA  
Expiration Date of License or Certification State

\_\_\_\_\_  
Expiration Date of License or Certification State

121 Klassen Ln, Watsonville, CA 95076  
Address of Property Appraised

