

APPRAISAL OF



LOCATED AT:

5310 W GOLDENWOOD DR
INGLEWOOD, CA 90302

FOR:

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

BORROWER:

REDWOOD HOLDINGS LLC

AS OF:

October 10, 2022

BY:

DAVID G. GRANT

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

File Number: 33420490

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

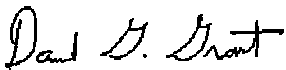
5310 W GOLDENWOOD DR
INGLEWOOD, CA 90302

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

In my opinion, the market value of the property as of October 10, 2022 is:

\$1,475,000
One Million Four Hundred Seventy-Five Thousand Dollars

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



DAVID G. GRANT

Exterior-Only Inspection Residential Appraisal Report

File No. 33420490

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 5310 W GOLDENWOOD DR	City INGLEWOOD	State CA Zip Code 90302
Borrower REDWOOD HOLDINGS LLC	Owner of Public Record BENITA L HORN	County LOS ANGELES
Legal Description TR=29424 LOT 25		
Assessor's Parcel # 4102-016-080	Tax Year 2021	R.E. Taxes \$ 15,158
Neighborhood Name HEIGHTS OF LADERA	Map Reference 673-A7	Census Tract 7030.02
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ 0	<input checked="" type="checkbox"/> PUD HOA \$ 80 <input type="checkbox"/> per year <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s). DOM 59;THE SUBJECT PROPERTY WAS LISTED FOR \$1,499,000 ON 07/21/2022, REDUCED TO \$1,399,000 ON 08/30/2022, SOUTHBAY MLS#SR22159543		

I <input type="checkbox"/> did <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, report the total dollar amount and describe the items to be paid. _____

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

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE _____ AGE _____	One-Unit 91 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) _____ (yrs) _____	2-4 Unit 1 %
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	825 Low 5	Multi-Family 2 %
Neighborhood Boundaries STOCKER STREET TO THE NORTH, FAIRFAX BLVD TO THE EAST, CENTURY BLVD TO THE SOUTH, 405 FREEWAY TO THE WEST.		1,900 High 90	Commercial 5 %
Neighborhood Description See Attached Addendum		1,300 Pred. 65	Other INDST 1 %

Market Conditions (including support for the above conclusions) **See Attached Addendum**

Dimensions SEE PLAT MAP	Area 5307 sf	Shape IRREGULAR View N;Res;
Specific Zoning Classification LCR1	Zoning Description SINGLE FAMILY USE	
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)		
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. See Attached Addendum		
Utilities	Public	Other (describe)
Electricity <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Off-site Improvements—Type		
Street ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alley NONE	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 06037C1776G FEMA Map Date 12/21/2018
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.		
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. THE SUBJECT PROPERTY IS LOCATED ON A CUL-DE-SAC STREET, NO MARKET EFFECT. THE SUBJECT PROPERTY IS A KEY LOT SIDING EAST TO 2 SFR LOTS, SATELLITE PHOTOGRAPHS INDICATES NO INVASION OF PRIVACY TO BACKYARD, NO ADVERSE EFFECT.		

Source(s) Used for Physical Characteristics of Property <input type="checkbox"/> Appraisal Files <input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner <input type="checkbox"/> Other (describe)				
Data Source(s) for Gross Living Area REALIST				
GENERAL DESCRIPTION	GENERAL DESCRIPTION	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> None
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> WoodStove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 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 CMT	Driveway Surface CONCRETE
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls STUCO/WOOD	Fuel GAS	<input checked="" type="checkbox"/> Porch CEMENT	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) CRAFTSMAN	Roof Surface COMP SHING	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool NONE	<input type="checkbox"/> Carport # of Cars 0
Year Built 1986	Gutters & Downspouts ALUMN	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence WOOD	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 35	Window Type VINYL	<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)				
Finished area above grade contains: 8 Rooms 4 Bedrooms 2.1 Bath(s) 2,238 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) NONE NOTED				

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4; No updates in the prior 15 years; "AMENDED SCOPE OF WORK AND LIMITING CONDITIONS TO THE FANNIE MAE PRE-PRINTED FORM. AT THE REQUEST OF THE INTENDED USER AND EXTERIOR-ONLY INSPECTION WAS COMPLETED ON THE SUBJECT PROPERTY REGARDLESS OF THE SCOPE OR WORK IN THE PRE-PRINTED FORM. THE INTENDED USER HAS BEEN AMENDED AS INDICATED IN THE ADDENDUM. A SKETCH IS NOT PROVIDED SINCE THIS IS A EXTERIOR-ONLY REPORT. THE CONDITION RATING IS BASED ON EXTERIOR OBSERVATION ONLY AND THE CURRENT MLS LISTING INFORMATION MLS# SR22159543 (SEE ADDENDUM)
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. THE APPRAISER IS NOT A LICENSED CONTRACTOR OR PROPERTY INSPECTOR. THE APPRAISER'S PHYSICAL INSPECTION FOCUSES ONLY ON "READILY OBSERVABLE" DEFICIENCIES THAT ARE VISIBLE DURING A CURSORY INSPECTION. THE DISCOVERY OF ANY POSSIBLE DEFICIENCIES IS NOT WITHIN THE SCOPE OF THE APPRAISAL INSPECTION.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. THE SUBJECT IS A TYPICAL CONFORMING TO THE AREA IN SIZE, QUALITY, FUNCTIONAL UTILITY ETC.

Exterior-Only Inspection Residential Appraisal Report

File No. 33420490

There are **3** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **1,998,000** to \$ **2,495,000**
 There are **15** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **1,250,000** to \$ **2,332,000**

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
5310 W GOLDENWOOD DR Address INGLEWOOD, CA 90302	5323 W Goldenwood Dr Inglewood, CA 90302	5318 W 64th St Inglewood, CA 90302		6755 Garth Ave Los Angeles, CA 90056			
Proximity to Subject		0.05 miles NW		0.07 miles NW		0.31 miles SW	
Sale Price	\$	\$ 1,520,000		\$ 1,250,000		\$ 1,450,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 811.97 sq. ft.		\$ 561.55 sq. ft.		\$ 616.23 sq. ft.	
Data Source(s)		CRMLS#SB22061912;DOM 8		CRMLS#21720338;DOM 0		CRMLS#SB22061912;DOM 8	
Verification Source(s)		REALIST DOC#518671		REALIST DOC#967755		REALIST DOC#518671	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		CrtOrd Conv;0		ArmLth Conv;0	
Date of Sale/Time		s05/22;c04/22		s06/21;c04/21		s09/22;c08/22	
Location	N;Res;	A;School;	30,400	A;School;BsyRd	125,000	A;BsyRd;	145,000
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	5307 sf	8295 sf	-30,000	4988 sf	0	11815 sf	-65,000
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;CRAFTSMAN	DT1;RANCH	0	DT2;CRAFTSMAN		DT1;RANCH	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	36	37	0	36		49	0
Condition	C4	C2	-152,000	C4		C3	-72,500
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	25,000
Room Count	8 4 2.1	6 3 2.1	0	8 4 2.1		7 4 2.0	
Gross Living Area 100	2,238 sq. ft.	1,872 sq. ft.	36,600	2,226 sq. ft.	0	2,353 sq. ft.	-11,500
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FAU/NONE	FAU/CENT	-3,000	FAU/CENT	-3,000	FAU/CENT	-3,000
Energy Efficient Items	NONE	NONE		NONE		NONE	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		3ga3dw	-50,000
Porch/Patio/Deck	PATIO/PORCH	PATIO/PORCH		PATIO/PORCH		PATIO/PORCH	
EXTRAS	NONE	NONE		NONE		NONE	
CLOSING DATE	PENDING SALE	05/12/2022	0	06/18/2021	0	09/02/2022	0
LAST LIST PRICE	\$1,399,000	\$1,299,900	0	\$1,250,000	0	\$1,595,000	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 118,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 122,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 32,000
Adjusted Sale Price of Comparables		Net Adj. -7.8% Gross Adj. 16.6%	\$ 1,402,000	Net Adj. 9.8% Gross Adj. 10.2%	\$ 1,372,000	Net Adj. -2.2% Gross Adj. 25.7%	\$ 1,418,000

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) **REALIST**

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) **REALIST**

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

ITEM	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Date of Prior Sale/Transfer	10/06/2022	02/10/2022					
Price of Prior Sale/Transfer	\$1,290,000	\$925,000					
Data Source(s)	REALIST	REALIST		REALIST		REALIST	
Effective Date of Data Source(s)	10/10/2022	10/09/2022		10/09/2022		10/10/2022	

Analysis of prior sale or transfer history of the subject property and comparable sales **PER MLS THE SUBJECT PROPERTY TRANSFERRED AS A FULL SALE ON \$1,290,000 FOR 10/6/2022.(NOT YET RECORDED WITH TITLE COMPANY) THE COMPARABLE SALES 2-5 HAVE NOT TRANSFERRED WITHIN THE PRIOR 12 MONTHS OF THE LAST SALES DATES. COMPARABLE 1 HAD A PRIOR SALE ON 02/10/2022 FOR \$925,000. THE PRIOR SALE WAS NOT PLACED ON THE OPEN MARKET FOR SALE, BUT THE 64.3% INCREASE IS REASONABLE BASED ON THE UPDATING COMPLETED AFTER THE SALE.**

Summary of Sales Comparison Approach. **See Attached Addendum**

Indicated Value by Sales Comparison Approach \$ **1,475,000**

Indicated Value by: Sales Comparison Approach \$1,475,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

THE INCOME AND COST APPROACH IS EXCLUDED DUE TO A TYPICAL PURCHASER OF THE SUBJECT PROPERTY WOULD NOT CONSIDER THE INCOME POTENTIAL OF THE SUBJECT PROPERTY OR CONSIDER A NEW CONSTRUCTION ALTERNATIVE IN THEIR BUYING DECISION, BUT WOULD USE THE MARKET APPROACH IN THEIR BUYING DECISION.

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 \$ **1,475,000** as of **10/10/2022**, which is the date of inspection and the effective date of this appraisal.

Exterior-Only Inspection Residential Appraisal Report

File No. 33420490

FEE PAID TO APPRAISER IS \$215

THE ESTIMATED REMAINING ECONOMIC LIFE OF THE SUBJECT PROPERTY IS 40 YEARS.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) **SITE VALUE WAS ESTIMATED BY THE SITE ABSTRACTION METHOD. THE SITE VALUE IS GREATER THAN 30% OF THE VALUE ESTIMATE OF THE SUBJECT PROPERTY WHICH IS TYPICAL FOR THE AREA AND THERE IS NO IMPACT ON THE MARKETABILITY OF THE SUBJECT PROPERTY.**

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 1,200,000		
Source of cost data	Dwelling	2,238 Sq. Ft. @ \$ = \$ 0
Quality rating from cost service	Effective date of cost data	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			
COST APPROACH WAS NOT DEVELOPED DUE TO A TYPICAL PURCHASER WOULD NOT CONSIDER A NEW CONSTRUCTION ALTERNATIVE IN THEIR BUYING DECISION AND DUE TO THE DIFFICULTY IN DETERMINING DEPRECIATION FOR THE SUBJECT'S OLDER IMPROVEMENTS	Garage/Carport	Sq. Ft. @ \$ = \$
	Total Estimate of Cost-New	 = \$ 0
	Less 50 Physical	Functional	External
	Depreciation		= \$ (0)
	Depreciated Cost of Improvements	 = \$ 0
	"As-is" Value of Site Improvements	 = \$
Estimated Remaining Economic Life (HUD and VA only)	Years	INDICATED VALUE BY COST APPROACH = \$	

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) _____

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 an existing building(s) into a PUD? Yes No If Yes, date of conversion. _____

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

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

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

Describe common elements and recreational facilities. _____

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

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

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

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

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

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

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

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

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

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

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Exterior-Only Inspection Residential Appraisal Report

File No. 33420490

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 *David G. Grant*
 Name DAVID G. GRANT
 Company Name DGG APPRAISALS
 Company Address 28030 BRAIDWOOD DR, RPV, CA
RANCHO PALOS VERDES, CA 90275
 Telephone Number 310-936-5534
 Email Address DGGAPPRAISALS@OUTLOOK.COM
 Date of Signature and Report 10/10/2022
 Effective Date of Appraisal 10/10/2022
 State Certification # AR006971
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 02/04/2023

ADDRESS OF PROPERTY APPRAISED
5310 W GOLDENWOOD DR
INGLEWOOD, CA 90302

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,475,000

LENDER/CLIENT
 Name CLEAR CAPITOL
 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 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 _____

Condition Ratings and Definitions

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

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

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

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

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

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

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 residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

ADDENDUM

Borrower: REDWOOD HOLDINGS LLC

File No.: 33420490

Property Address: 5310 W GOLDENWOOD DR

Case No.:

City: INGLEWOOD

State: CA

Zip: 90302

Lender: Wedgewood Inc

AMC REGISTRATION # FOR CLEARCAPITAL.COM, INC: CALIFORNIA 1256

FIRREA CERTIFICATION STATEMENT: THE APPRAISER CERTIFIES AND AGREES THAT THIS APPRAISAL WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE XI OF THE FINANCIAL INSTITUTIONS, REFORM, RECOVERY, AND ENFORCEMENT ACT (FIRREA) OF 1989, AS AMENDED (12 U.S.C. 3331 ET SEQ.), AND ANY APPLICABLE IMPLEMENTING REGULATIONS IN EFFECT AT THE TIME THE APPRAISER SIGNS THE APPRAISAL CERTIFICATION

THIS REPORT IS AIR COMPLIANT

THE FEE TO THE APPRAISER IS \$215

Intended User Comment

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR SERVICING A LOAN. SUBJECT TO THE STATE SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND THE DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE INTENDED BY THE APPRAISER.

Neighborhood Description

THE SUBJECT PROPERTY IS LOCATED IN A POCKET TRACT OF DETACHED PLANNED UNIT DEVELOPMENT BUILT IN THE 1980'S.

THERE IS A MIX OF COMMERCIAL PROPERTIES ON THE TRAFFIC STREETS IN THE AREA..

THE MULTI-UNIT AND 2-4 UNITS PROPERTIES ARE LOCATED IN POCKETS THROUGHOUT THE NEIGHBORHOOD.

THE QUALITY OF HOMES IN THE NEIGHBORHOOD ARE RATED AS AVERAGE BASED ON MARSHALL AND SWIFT COST HANDBOOK.

PROPERTIES IN THE AREA ARE MOSTLY RATED AS AVERAGE TO GOOD CONDITION.

THE SUBJECT PROPERTY NEIGHBORHOOD IS CENTRALLY LOCATED TO ALL COMMUNITY SERVICES OF: FIRE AND POLICE SERVICES, SCHOOLS AND PARKS

MARKET CONDITIONS:

PER 1004MC MARKET CONDITIONS ADDENDUM INCLUDED IN THIS APPRAISAL THE AREA IS EXPERIENCING STABLE REAL ESTATE VALUES.

IT SHOULD BE NOTED THAT 'OPEN HOUSES' ARE NO LONGER RESTRICTED DUE TO PRIOR "COVID-19" MANDATES, AND THERE IS NO STATISTICAL EVIDENCE THAT THE PANDEMIC HAS ANY IMPACT UPON CURRENT MARKET TRENDS OR IS EVEN A MARKET CONSIDERATION UNDER PREVAILING MARKET CONDITIONS.

Highest and Best Use

A MARKET VALUE A REQUIRED LAND USE ANALYSIS. THE CONCLUSION OF MAXIMUM PRODUCTIVITY IS BASED ON THE LAND "AS IF VACANT" AND "AS IMPROVED" BEING ANALYZED FOR IT PHYSICAL, LEGAL AND ECONOMIC USES. GIVEN THE SUBJECT'S PHYSICAL CHARACTERISTICS, SURROUNDING LAND USES AND LEGAL ZONING, THE SUBJECT IS IN THE HIGHEST AND BEST USE AS REPORTED. PRESENT USE CONSIDERED HIGHEST AND BEST USE (PER FANNIE MAE GUIDELINES) AS THE IMPROVEMENTS ARE CONFORMING, CONTRIBUTE TO THE OVERALL VALUE AND NO ALTERNATIVE USE WOULD RESULT IN A BETTER USE OF THE PROPERTY.

Condition of the Property

THE APPRAISER IS MAKING THE EXTRAORDINARY ASSUMPTION THAT, BASED ON EXTERIOR INSPECTION, SUBJECT PROPERTY APPEARS TO BE IN OVERALL AVERAGE (C4) CONDITION AND NOT IN NEED OF IMMEDIATE REPAIRS. IF THIS IS FOUND NOT TO BE TRUE WITH EITHER THE SUBJECT TO BE IN SUPERIOR OR INFERIOR CONDITION, THE APPRAISED VALUE WOULD BE AFFECTED DEPENDENT ON MARKET AND ACTUAL CONDITION

Comments on Sales Comparison

THE APPRAISER'S COMPARABLE SEARCH PARAMETERS BEGAN WITH A LOCAL MLS SEARCH FOR SINGLE FAMILY HOMES THAT SOLD WITHIN THE PRIOR 3 MONTHS, LOCATED WITHIN A 1/2 MILE FROM THE SUBJECT PROPERTY BUILT BETWEEN 1950 AND 2000 AND CONTAINING 1800 TO 3000 SQ. FT. OF LIVING AREA. DUE TO THE LACK OF RECENT SALES ACTIVITY, THE COMPARABLES SEARCH PARAMETERS WERE EXTENDED TO 1 MILE AND TWENTY FOUR MONTHS FROM THE EFFECTIVE DATE OF THE APPRAISAL. THE COMPARABLE SALES USED IN THIS APPRAISAL WERE THE MOST RECENT AND OVERALL SIMILAR SALES WITHIN 1 MILE OF THE SUBJECT PROPERTY.

THE RESULTS OF THE SEARCH WERE 15 CLOSED SALES,3 LISTINGS AND 4 PENDING SALES.

3 OF THE 5 CLOSED SALES COMPARABLES USED IN THIS APPRAISAL SOLD OVER 90 DAYS PRIOR FROM THE EFFECTIVE DATE OF THIS APPRAISAL, BUT COMPARABLES ARE CONSIDERED APPROPRIATE AND SIMILAR IN A MARKET EVALUATION OF THE SUBJECT PROPERTY.

ADDENDUM

Borrower: REDWOOD HOLDINGS LLC

File No.: 33420490

Property Address: 5310 W GOLDENWOOD DR

Case No.:

City: INGLEWOOD

State: CA

Zip: 90302

Lender: Wedgewood Inc

COMPARABLE 6 A PENDING SALE IS ADDED TO SUPPORT MARKET VALUE ESTIMATE USING CLOSED SALES 1-5.

A "0" ON THE MARKET GRID INDICATES THAT THERE IS A DIFFERENCE ON THE MARKET GRID, BUT MARKET DATA INDICATES THAT NO ADJUSTMENT IS WARRANTED.

MOST WEIGHT IS GIVEN TO COMPARABLES 1 AND 2 DUE TO BEING LOCATED IN THE IMMEDIATE AREA AND BEING LOCATED IN THE SUBJECT PROPERTY'S PLANNED UNIT DEVELOPMENT.

THE APPRAISER ADJUSTED \$100 PER LIVING SQ. FT., \$25,000 PER 1/2 BATHROOM, \$50,000 PER GARAGE SPACE AND \$10 PER SQ. FT. OF LOT.*(FOR OVER 1000 SQ. FT. DIFFERENCE)

COMPARABLE 1 SIDES A SCHOOL (+2% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLE 4.THE COMPARABLE IS INFERIOR BY MORE THAN 15% IN LIVING SQ. FT., BUT THE COMPARABLE WAS USED DUE TO BEING LOCATED IN THE IMMEDIATE AREA. COMPARABLE IS SUPERIOR IN CONDITION (-10% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 2 AND 4.

COMPARABLE 2 IS A DATED SALE OVER A YEAR IN TIME, BUT WAS USED DUE TO BEING LOCATED IN THE IMMEDIATE AREA AND IN SIMILAR CONDITION. COMPARABLE SIDES TO A SCHOOL AND IS LOCATED IN THE PICKUP AND DROP PATTERN FOR THE STUDENTS (+10% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLE 4.

COMPARABLE 3 FRONTS A 4 LANE MAJOR TRAFFIC STREET (+10% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLE 4. COMPARABLE IS SUPERIOR IN CONDITION (-5% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 2 AND 4.

COMPARABLE 5 SUPERIOR BY MORE THAN 15% IN LIVING SQ. FT. SUPERIOR IN CONDITION (-5% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 2 AND 4. COMPARABLE FRONTS TO A HOUSE OF WORSHIP, NO ADJUSTMENT IS WARRANTED PER MARCHED PAIR'S ANALYSIS WITH THE OTHER COMPARABLES.

COMPARABLE 6 SUPERIOR IN CONDITION (-5% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 2 AND 4

COMPARABLES 3-6 ARE NOT WITHIN 10 YEARS OF AGE OF THE SUBJECT PROPERTY AND ARE LOCATED IN A ADJOINING SIMILAR CITY.THE COMPARABLES WERE USED DUE TO THE LACK OF SALES/LISTINGS IN THE IMMEDIATE AREA.

ADJUSTMENTS WERE BASED ON CONVERSATIONS WITH LOCAL REALTORS AND PAIRED ANALYSIS. DOLLAR ADJUSTMENTS FOR FEATURE DIFFERENCES WERE DERIVED FROM MARKET EXTRACTION AND APPEAR REASONABLE AS SUPPORTED BY THE TIGHT RANGE OF ADJUSTED VALUES OF COMPARABLE DATA.

ADJUSTMENTS WERE BASED ON CONVERSATIONS WITH LOCAL REALTORS AND PAIRED ANALYSIS. DOLLAR ADJUSTMENTS FOR FEATURE DIFFERENCES WERE DERIVED FROM MARKET EXTRACTION AND APPEAR REASONABLE AS SUPPORTED BY THE TIGHT RANGE OF ADJUSTED VALUES OF COMPARABLE DATA.

THE DIFFERENCE IN ADJUSTMENTS FOR SIMILAR FEATURES OF THE COMPARABLES (CONDITION AND LOCATION) IS DUE TO THE ADJUSTMENTS ARE MADE BY A % AMOUNT OF THE SALE'S PRICE OR LISTING PRICE. IT IS COMMON AND APPROPRIATE FOR PERCENTAGE ADJUSTMENTS RATHER THAN LUMP SUM ADJUSTMENT TO BE USED FOR THESE SUBJECTIVE FEATURES.

ALL COMPARABLES ARE CONSIDERED TO BE THE MOST SIMILAR AND APPROPRIATE IN DEVELOPING A MARKET VALUE FOR THE SUBJECT PROPERTY, BASED ON LOCATION, SIMILAR APPEAL AND SIMILAR COMMUNITY SERVICES.

THE SUBJECT PROPERTY WAS VALUED GREATER THAN THE MOST RECENT SALE PER MLS SERVICE DUE TO THE MOTIVATIONS OF THE SELLER (IN FORECLOSURE)

THE SUBJECT PROPERTY WAS VALUED GREATER THAN THE PREVIOUS SALE IN 2006 DUE TO THE APPRECIATION OF REAL ESTATE VALUES IN THE AREA SINCE THE SALE.

THE SUBJECT PROPERTY WAS VALUED GREATER THAN THE PREDOMINATE VALUE IN THE NEIGHBORHOOD DUE TO HAVING LARGER LIVING SQ. FT. FOR THE AREA AND BEING A NEWER PROPERTY.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: REDWOOD HOLDINGS LLC	File No.: 33420490	
Property Address: 5310 W GOLDENWOOD DR	Case No.:	
City: INGLEWOOD	State: CA	Zip: 90302
Lender: Wedgewood Inc		



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: October 10, 2022
Appraised Value: \$ 1,475,000



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: REDWOOD HOLDINGS LLC	File No.: 33420490
Property Address: 5310 W GOLDENWOOD DR	Case No.:
City: INGLEWOOD	State: CA Zip: 90302
Lender: Wedgewood Inc	



COMPARABLE SALE #1

5323 W Goldenwood Dr
Inglewood, CA 90302
Sale Date: s05/22;c04/22
Sale Price: \$ 1,520,000



COMPARABLE SALE #2

5318 W 64th St
Inglewood, CA 90302
Sale Date: s06/21;c04/21
Sale Price: \$ 1,250,000



COMPARABLE SALE #3

6755 Garth Ave
Los Angeles, CA 90056
Sale Date: s09/22;c08/22
Sale Price: \$ 1,450,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: REDWOOD HOLDINGS LLC	File No.: 33420490
Property Address: 5310 W GOLDENWOOD DR	Case No.:
City: INGLEWOOD	State: CA Zip: 90302
Lender: Wedgewood Inc	



COMPARABLE SALE #4

6038 S Chariton Ave
Los Angeles, CA 90056
Sale Date: s09/22;c08/22
Sale Price: \$ 1,414,500



COMPARABLE SALE #5

6724 Wooster Ave
Los Angeles, CA 90056
Sale Date: s07/22;c06/22
Sale Price: \$ 1,775,000



COMPARABLE SALE #6

6021 S Sherbourne Dr
Los Angeles, CA 90056
Sale Date: c10/22
Sale Price: \$ 1,649,000

SUBJECT PHOTOS

Borrower: REDWOOD HOLDINGS LLC	File No.: 33420490
Property Address: 5310 W GOLDENWOOD DR	Case No.:
City: INGLEWOOD	State: CA Zip: 90302
Lender: Wedgewood Inc	



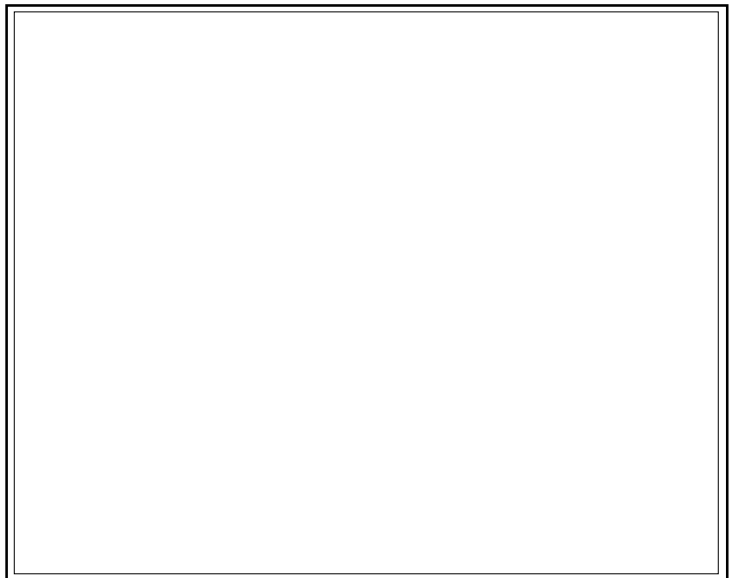
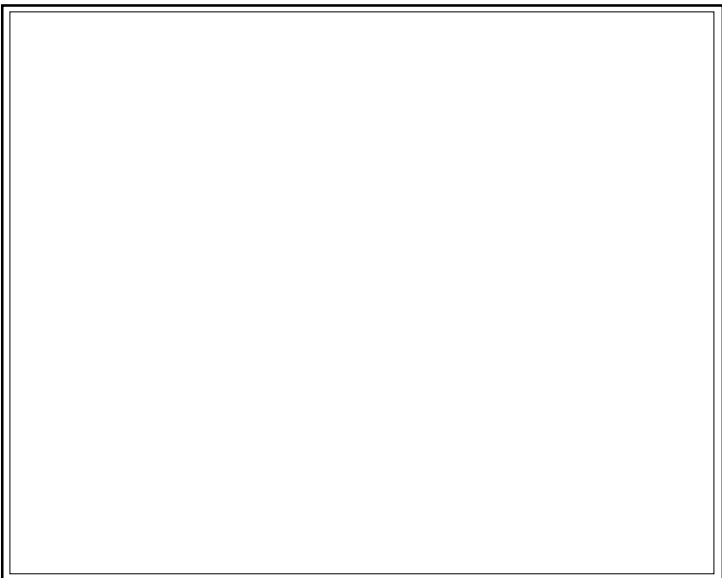
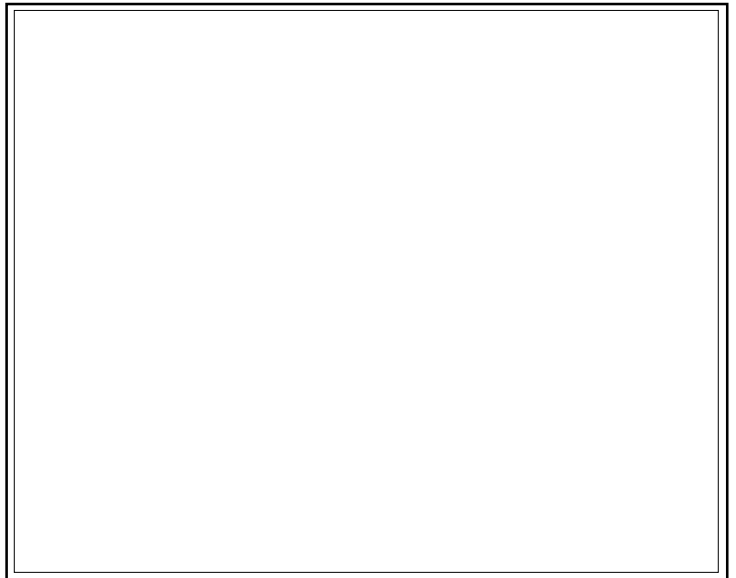
STREET SIGN



STREET ADDRESS



OPPOSITE STREET SCENE



Borrower: REDWOOD HOLDINGS LLC	File No.: 33420490	
Property Address: 5310 W GOLDENWOOD DR	Case No.:	
City: INGLEWOOD	State: CA	Zip: 90302
Lender: Wedgewood Inc		



SUBJECT PROPERTY



SUBJECT PROPERTY



SUBJECT PROPERTY



SUBJECT PROPERTY



SUBJECT PROPERTY



SUBJECT PROPERTY

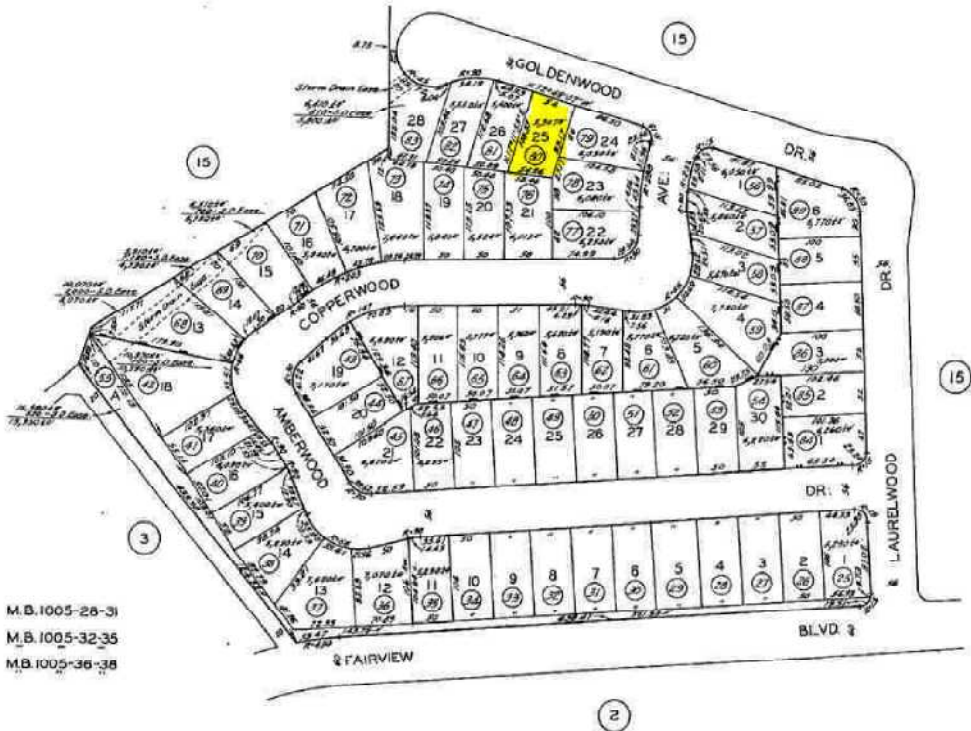
PLAT MAP

Borrower: REDWOOD HOLDINGS LLC
Property Address: 5310 W GOLDENWOOD DR
City: INGLEWOOD
Lender: Wedgewood Inc

File No.: 33420490
Case No.:
State: CA
Zip: 90302

4102 16
SCALE 1" = 100'

TRA
4585



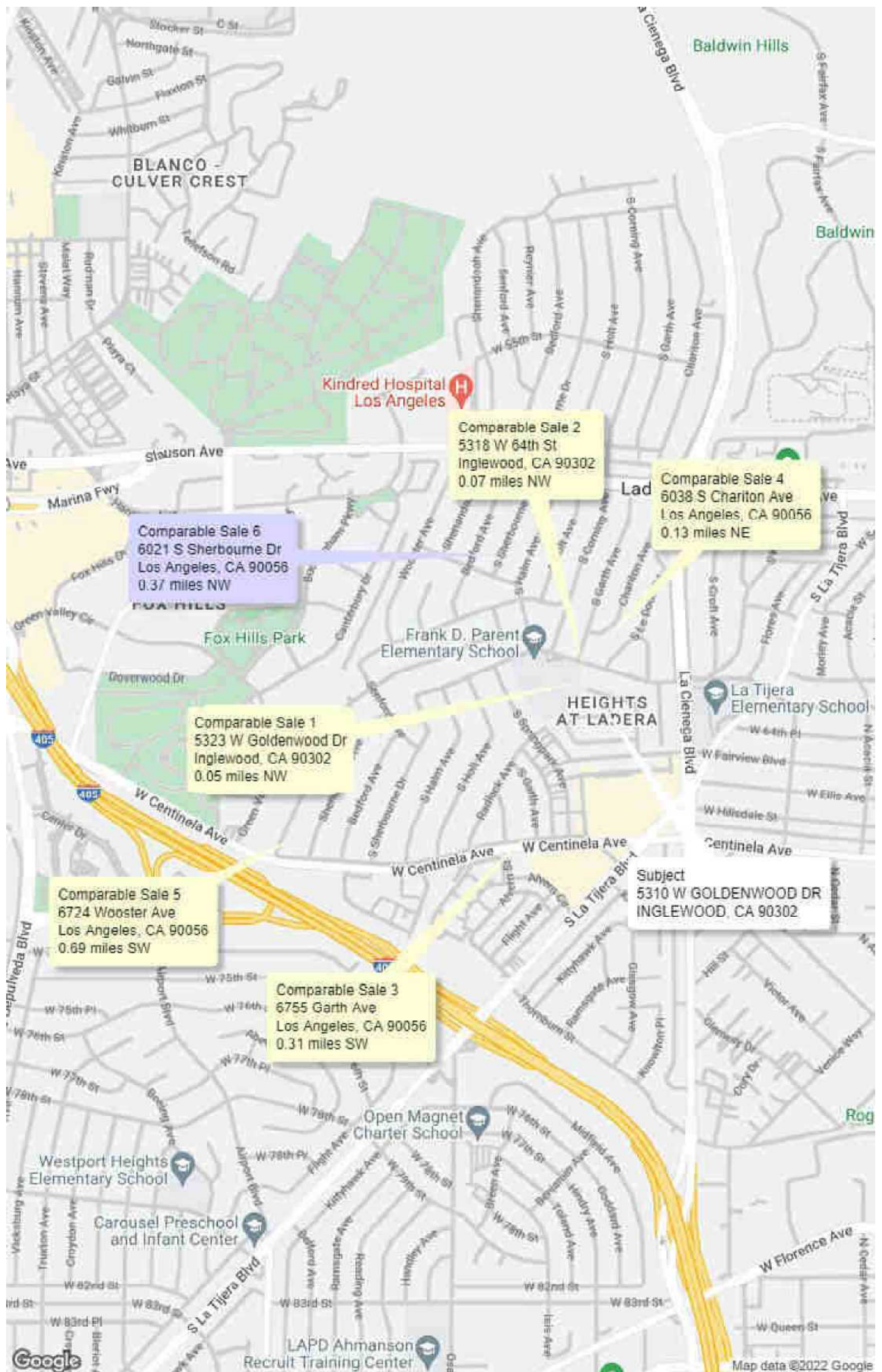
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TRACT NO. 29424 M.B. 1005-32-35
TRACT NO. 29426 M.B. 1005-36-38

4102-1

LOCATION MAP

Borrower: REDWOOD HOLDINGS LLC
Property Address: 5310 W GOLDENWOOD DR
City: INGLEWOOD
Lender: Wedgewood Inc

File No.: 33420490
Case No.:
State: CA
Zip: 90302



USPAP ADDENDUM

File No. 33420490

Borrower: REDWOOD HOLDINGS LLC
 Property Address: 5310 W GOLDENWOOD DR
 City: INGLEWOOD County: LOS ANGELES State: CA Zip Code: 90302
 Lender: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

Appraisal Report A written report prepared under Standards Rule 2-2(a).
 Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: UNDER 30 DAYS

DEFINITION OF EXPOSURE TIME: IN SHORT EXPOSURE TIME IS DEEMED TO EXPIRE AS OF THE EFFECTIVE DATE - IT EXAMINES THE TIME FRAME LEADING UP TO THE DATE OF VALUATION, LINKING THE VALUE ESTIMATE TO HOW LONG THE PROPERTY WOULD HAVE REQUIRED EXPOSURE IN ORDER TO SELL AT THE ESTIMATED MARKET VALUE. MARKETING TIME IS DISTINCT FROM EXPOSURE TIME BECAUSE IT IS DEEMED TO START AT THE EFFECTIVE DATE, LOOKING FORWARD IN TIME. IT IS A PREDICTION OF HOW LONG A PROPERTY WOULD REQUIRE EXPOSURE IN ORDER TO FIND A BUYER, UNDER EITHER TYPICAL OR PRESCRIBED CIRCUMSTANCES

Additional Certifications

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** 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.

Additional Comments

<p>APPRAISER:</p> <p>Signature: <u><i>David G. Grant</i></u> Name: <u>DAVID G. GRANT</u> Date Signed: <u>10/10/2022</u> State Certification #: <u>AR006971</u> or State License #: _____ or Other (describe): _____ State #: _____ State: <u>CA</u> Expiration Date of Certification or License: <u>02/04/2023</u> Effective Date of Appraisal: <u>10/10/2022</u></p>	<p>SUPERVISORY APPRAISER (only if required):</p> <p>Signature: _____ Name: _____ Date Signed: _____ State Certification #: _____ or State License #: _____ State: _____ Expiration Date of Certification or License: _____ Supervisory Appraiser inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from street <input type="checkbox"/> Interior and Exterior</p>
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PROPERTY DATA

Borrower: REDWOOD HOLDINGS LLC	File No.: 33420490
Property Address: 5310 W GOLDENWOOD DR	Case No.:
City: INGLEWOOD	State: CA Zip: 90302
Lender: Wedgewood Inc	

5310 W Goldenwood Dr, Inglewood, CA 90302-1038, Los Angeles County  **Active Listing**
APN: 4102-016-080 CLIP: 8310486487



MLS Beds	MLS Full Baths	Half Baths	MLS List Price	Sale Date
4	3	N/A	\$1,399,000	06/13/2006
MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
2,238	5,298	1986	SFR	

OWNER INFORMATION			
Owner Name	Hom Benita L (Te)	Tax Billing Zip	90302
Mail Owner Name	Hom Benita L (Te)	Tax Billing Zip+4	1038
Tax Billing Address	5310 W Goldenwood Dr	Owner Vesting	Single Woman
Tax Billing City & State	Inglewood, CA	Owner Occupied	Yes

LOCATION INFORMATION			
Zip Code	90302	School District	Inglewood
Carrier Route	C008	Comm College District Code	El Camino
Zoning	LCR1*	Census Tract	7030.02
Tract Number	29424		

TAX INFORMATION			
APN	4102-016-080	Lot	25
Exemption(s)	Homeowner	Water Tax Dist	Central And W Basin
% Improved	21%	Fire Dept Tax Dist	Consolidated Co
Tax Area	4565		
Legal Description	TR=29424 LOT 25		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$1,138,774	\$1,116,446	\$1,104,999
Assessed Value - Land	\$903,954	\$886,230	\$877,143
Assessed Value - Improved	\$234,820	\$230,216	\$227,856
YOY Assessed Change (\$)	\$22,328	\$11,447	
YOY Assessed Change (%)	2%	1.04%	

Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$14,044		
2020	\$14,457	\$412	2.93%
2021	\$15,158	\$702	4.85%

Special Assessment	Tax Amount
Safe Clean Water83	\$55.25
Light District 86	\$133.92
Wb Mwd Stby Chg80	\$24.00
Cnty San Dist 0556	\$167.00
Trauma/Emerg Srv86	\$94.89
Rpsd Measure A 83	\$38.04
La West Mosq Ab 31	\$11.65
Flood Control 62	\$23.04
Total Of Special Assessments	\$547.79

CHARACTERISTICS			
County Land Use	Single Family Resid	Quality	Average
Universal Land Use	SFR	Water	Public
Lot Acres	0.1216	Sewer	Public Service
Lot Area	5,298	Heat Type	Central
Style	Conventional	Garage Type	Attached Garage
Building Sq Ft	2,238	Parking Type	Attached Garage
Stories	2	Parking Spaces	2
Total Units	1	Roof Material	Wood Shake
Total Rooms	7	Construction Type	Frame
Bedrooms	4	Exterior	Stucco

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Total Baths	3	Year Built	1986
MLS Total Baths	3	Effective Year Built	1986
Full Baths	3	Equipment	Range Oven, Dishwasher, Dispos
Fireplaces	1	Building Type	Type Unknown
Condition	Excellent	# of Buildings	1

ESTIMATED VALUE			
RealAVM™	\$1,425,900	Confidence Score	84
RealAVM™ Range	\$1,228,300 - \$1,623,600	Forecast Standard Deviation	14
Value As Of	09/19/2022		

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

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

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

LAST MARKET SALE & SALES HISTORY			
Recording Date	07/25/2006	Sale Type	Full
Sale Date	06/13/2006	Deed Type	Grant Deed
Sale Price	\$902,000	Owner Name	Horn Benita L (Te)
Price Per Square Feet	\$403.04	Seller	Wiley Marcellus V
Document Number	1640487		

Recording Date	08/14/2020	07/25/2006	01/06/2006	06/10/2005	04/30/2003
Sale Date	05/24/2020	06/13/2006	12/27/2005	06/02/2005	04/03/2003
Sale Price		\$902,000			\$585,000
Nominal	Y		Y	Y	
Buyer Name	Horn Family Trust	Horn Benita L	Wiley Marcellus	Wiley Marcellus V Trust	Wiley Marcellus
Seller Name	Horn Benita L & Edna B	Wiley Marcellus V	Wiley Marcellus V Trust	Wiley Marcellus	Pough Benjamin A & Denise C
Document Number	946276	1640487	34675	1365312	1221593
Document Type	Trustee's Deed(Transfer)	Grant Deed	Grant Deed	Trustee's Deed(Transfer)	Grant Deed

Recording Date	08/27/1999	03/30/1999	03/30/1999
Sale Date	04/02/1999	02/19/1999	03/23/1999
Sale Price		\$355,000	
Nominal	Y		
Buyer Name	Pough Benjamin A & Denise C	Pough Benjamin	Pough Benjamin
Seller Name	Pough B	Pro Value Properties	Pro Value Properties
Document Number	1624751	540999	540998
Document Type	Grant Deed	Grant Deed	Quit Claim Deed

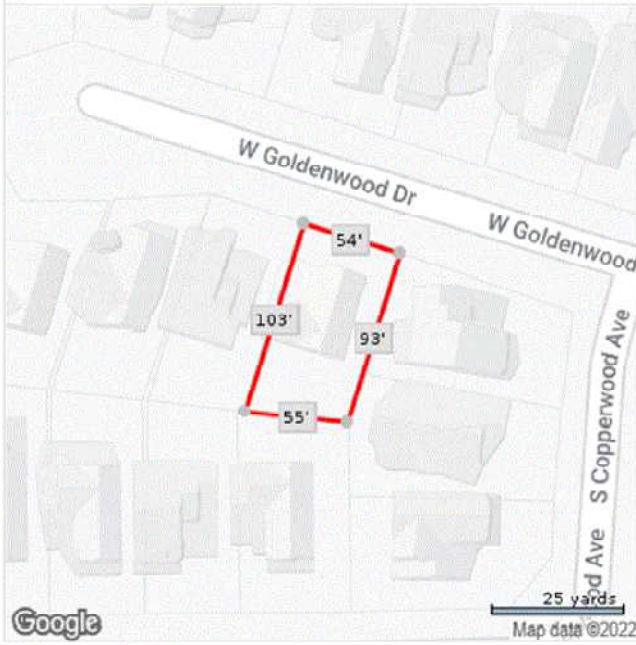
MORTGAGE HISTORY					
Mortgage Date	07/25/2006	07/25/2006	01/06/2006	04/30/2003	01/13/2003
Mortgage Amount	\$650,000	\$252,000	\$505,000	\$497,250	\$300,700
Mortgage Lender	Americas Wholesale Lender	Americas Wholesale Lender	Lehman Brothers Bk Fsb	Fremont Invs & Ln	Washington Mutual Bk Fa
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Date	01/29/2002		03/30/1999	02/24/1999	
Mortgage Amount	\$310,000		\$319,500	\$100,000	
Mortgage Lender	Washington Mutual Bk Fa		First Nationwide		
Mortgage Code	Conventional		Conventional	Private Party Lender	

PROPERTY DATA

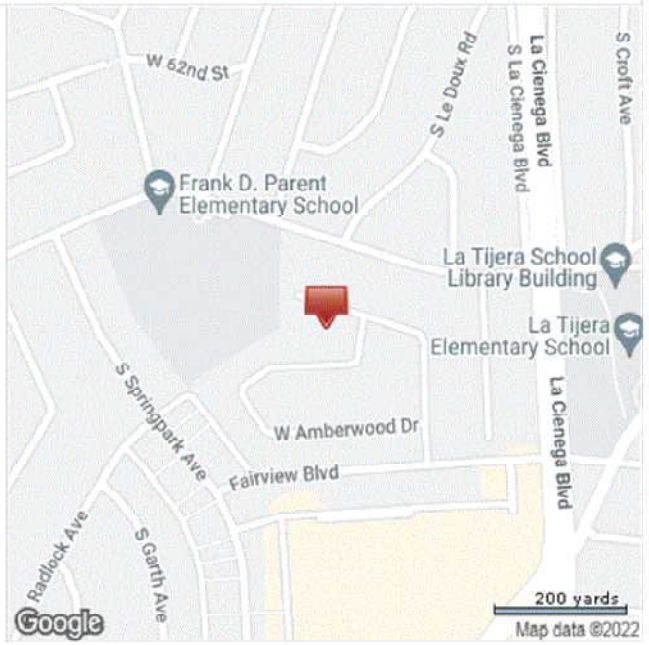
Borrower: REDWOOD HOLDINGS LLC
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Lender: Wedgewood Inc

File No.: 33420490
Case No.:
State: CA
Zip: 90302

PROPERTY MAP



*Lot Dimensions are Estimated



SEARCH RESULTS

Borrower: REDWOOD HOLDINGS LLC	File No.: 33420490
Property Address: 5310 W GOLDENWOOD DR	Case No.:
City: INGLEWOOD	State: CA Zip: 90302
Lender: Wedgewood Inc	

David Grant
 D28030Grant@outlook.com
 Office:
 State Lic: AR006971

Fannie Mae 1004MC Statistics Detail.

Prepared By: David Grant

Listings as of 10/09/22 at 1:04 pm

Property Type is 'Residential' Standard Status is one of 'Coming Soon', 'Active', 'Act Under Contract', 'Pending', 'Closed' Property Sub Type is 'Single Family Residence' County Or Parish is 'Los Angeles' Status Price Change Timestamp is 10/01/2021+ Parcel Number is like '4101*', '4102*' Living Area is 2000 to 3500

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
22194869	6404 Sprngpark Avenue	5	4	3,215	\$621.46	09/17/2022	22	\$1,998,000
22199053	6412 S Holt Avenue	4	4	3,338	\$599.16	09/12/2022	27	\$1,999,999
OC22203089	6006 S Le Doux Road	4	3	2,988	\$835.01	09/28/2022	11	\$2,495,000

Active Under Contract

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
SR22159543	5310 W Goldenwood Drive	4	3	2,238	\$625.11	07/21/2022	59	\$1,399,000
PW22200206	6524 Bedford Avenue	4	3	2,826	\$601.56	09/03/2022	26	\$1,700,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
170019781	5322 Goldenwood	4	3	2,238	\$395.44	04/18/2017	06/27/2017	23	\$900,000	\$885,000	98.33
22182651	6038 S Chariton Avenue	3	3	2,288	\$618.23	08/06/2022	09/16/2022	11	\$1,549,000	\$1,414,500	91.32
22159335	6755 S GARTH Avenue	4	2	2,353	\$616.23	06/01/2022	09/02/2022	64	\$1,595,000	\$1,450,000	90.91
21702558	5544 W 63rd Street	4	4	3,025	\$537.19	09/10/2021	10/25/2021	0	\$1,695,000	\$1,625,000	95.87
SB22006017	5910 S Garth Avenue	3	3	2,554	\$648.05	01/10/2022	03/08/2022	24	\$1,400,000	\$1,650,000	117.86
DW21179891	6011 S Holt Avenue	4	3	2,403	\$699.13	09/10/2021	10/15/2021	3	\$1,495,000	\$1,680,000	112.37
21763074	6006 S Le Doux Road	4	3	3,500	\$485.71	07/30/2021	10/01/2021	10	\$1,795,000	\$1,700,000	94.71
21105599	5811 S Halm Avenue	4	4	2,810	\$604.98	11/15/2021	12/17/2021	27	\$1,799,000	\$1,700,000	94.50
22154865	5905 WOOSTER Avenue	4	3	2,827	\$622.57	05/26/2022	06/27/2022	10	\$1,850,000	\$1,760,000	95.14
22166457	6724 WOOSTER Avenue	4	3	2,820	\$629.43	06/10/2022	07/22/2022	12	\$1,699,999	\$1,775,000	104.41
21788588	5550 W 62nd Street	4	3	2,888	\$616.34	09/27/2021	10/28/2021	10	\$1,599,000	\$1,780,000	111.32
22157855	6631 RADLOCK Avenue	4	4	2,992	\$643.38	05/27/2022	08/25/2022	17	\$1,800,000	\$1,925,000	106.94
22133865	6120 BEDFORD Avenue	4	4	3,284	\$669.91	03/06/2022	03/30/2022	12	\$2,187,000	\$2,200,000	100.59
22132733	6135 SHENANDOAH Avenue	5	4	3,384	\$657.51	03/02/2022	04/04/2022	9	\$1,860,000	\$2,225,000	119.62
22116931	6414 SENFORD Avenue	4	4	3,388	\$688.31	01/17/2022	02/23/2022	16	\$1,995,000	\$2,332,000	116.89
MC21159964	5532 W 62nd Street	4	3	3,323	\$376.17	07/21/2021	12/22/2021	42	\$1,479,000	\$1,250,000	84.52
PW21260086	5934 S Halm Avenue	3	3	2,717	\$588.88	12/06/2021	04/01/2022	38	\$1,800,000	\$1,600,000	88.89

Pending

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
22183081	6021 S Sherbourne Drive	3	3	2,376	\$694.02	09/06/2022	10	\$1,649,000
22193089	6504 Sprngpark Avenue	4	3	2,743	\$637.62	08/23/2022	28	\$1,749,000

Data is deemed reliable, but has not been verified by CRMLS and is not guaranteed. Appraisers should perform their own analysis of the data, and this report shall not replace the technical steps required of an Appraiser completing Form 1004MC.

SEARCH RESULTS

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City: INGLEWOOD	State: CA Zip: 90302
Lender: Wedgewood Inc	

David Grant
 D28030Grant@outlook.com
 Office:
 State Lic: AR006971

Fannie Mae 1004MC Statistics Detail.

Prepared By: David Grant

Listings as of 10/09/22 at 1:04 pm

Inventory Analysis	Prior 7-12 Months <small>(10/09/2021-04/08/2022)</small>	Prior 4-6 Months <small>(04/09/2022-07/09/2022)</small>	Current - 3 Months <small>(07/10/2022-10/09/2022)</small>
Total # of Comparable Sales (Settled)	10	1	4
Absorption Rate (Total Sales/Months)	1.67	0.33	1.33
Total # of Comparable Active Listings	0	1	5
Months of Housing Supply (Lst/Ab. Rate)	0.00	3.00	3.75
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$1,690,000	\$1,760,000	\$1,612,500
Median Comparable Sales DOM	14	10	15
Median Comparable List Price (Listings Only)	\$0	\$1,595,000	\$1,998,000
Median Comparable Listings DOM (Listings Only)	0	64	22
Median Sale Price / Median List Price %	96.74%	95.14%	97.88%

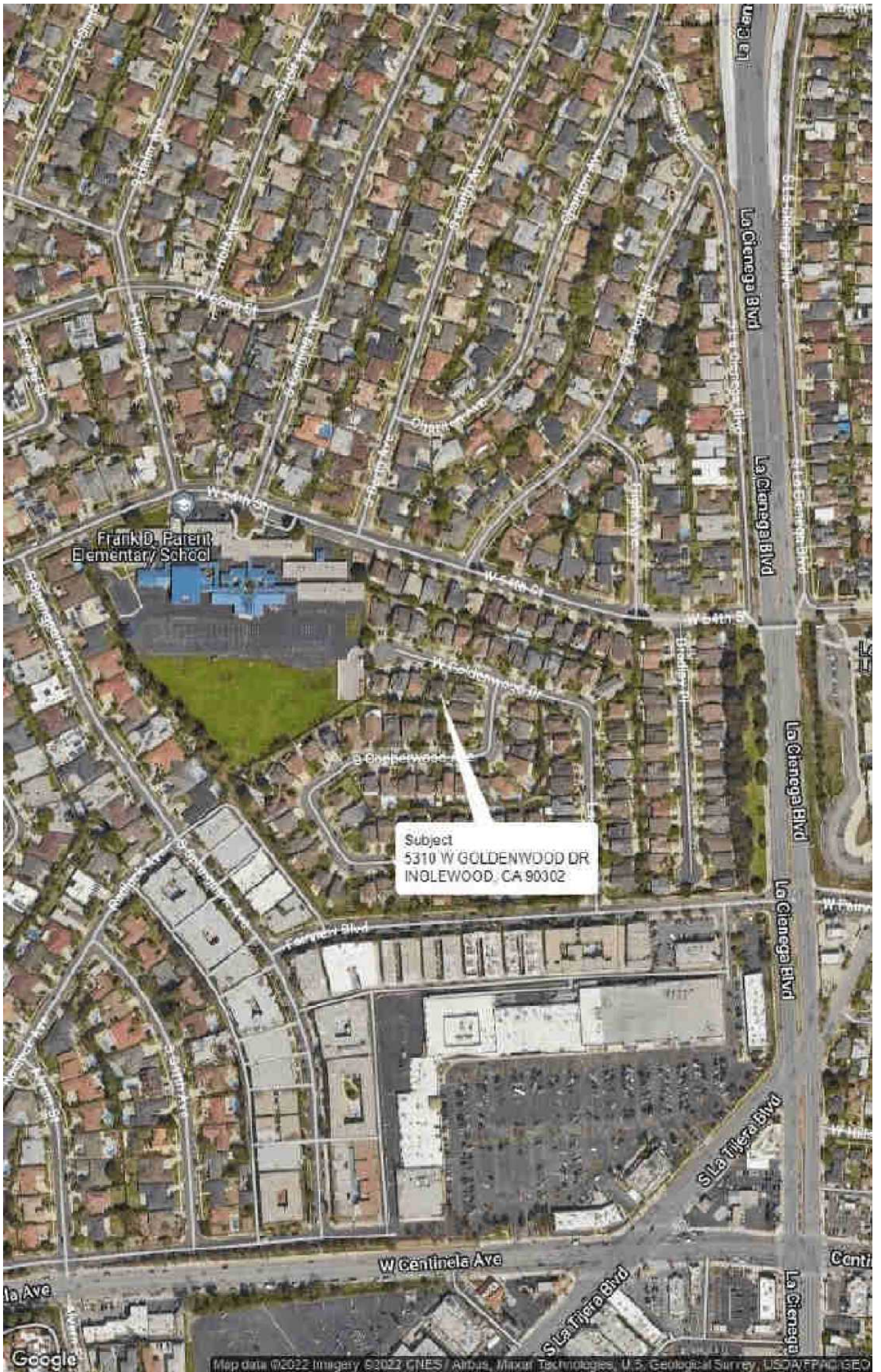
**The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.*

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AERIAL MAP

Borrower: REDWOOD HOLDINGS LLC
Property Address: 5310 W GOLDENWOOD DR
City: INGLEWOOD
Lender: Wedgewood Inc

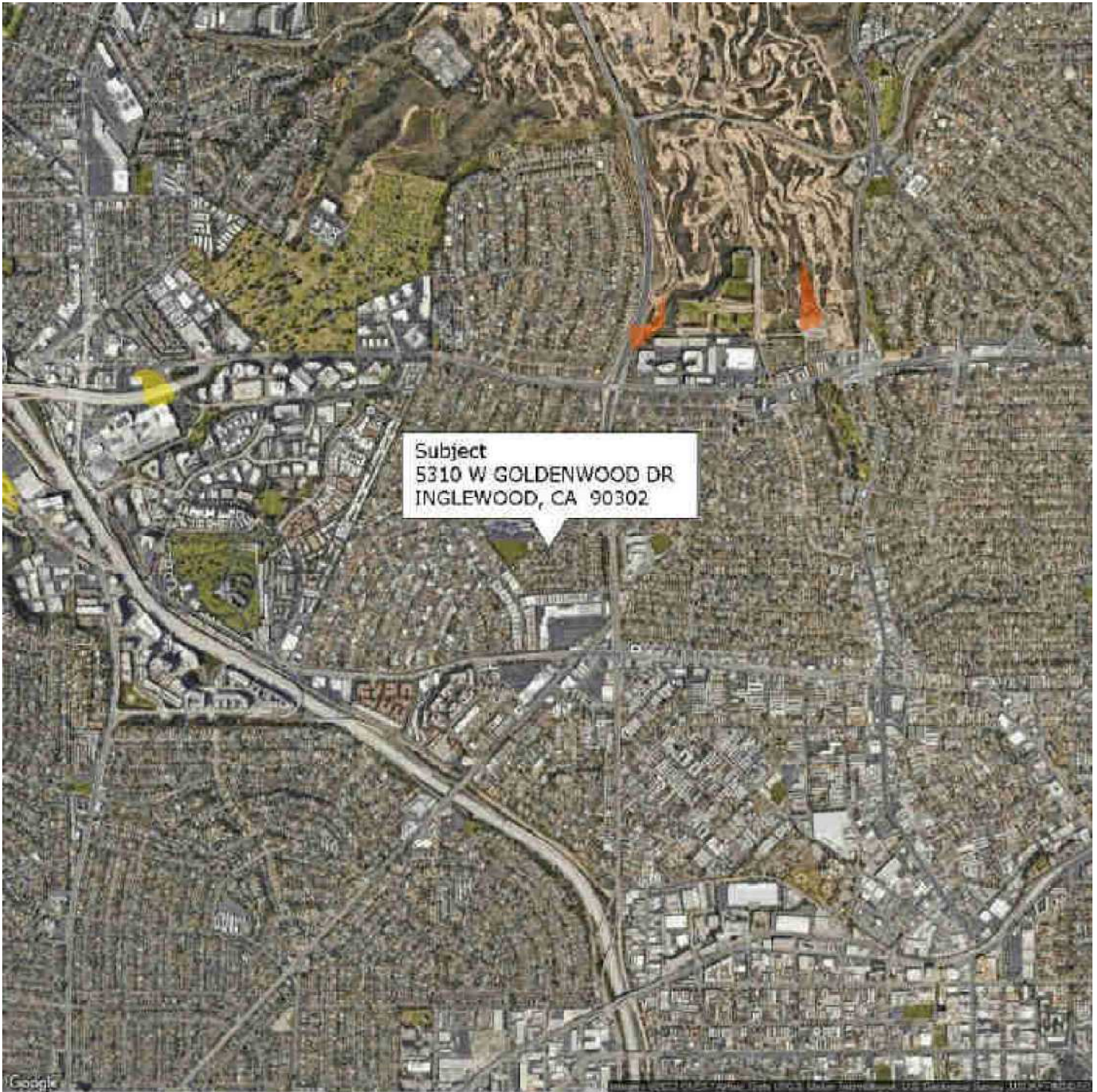
File No.: 33420490
Case No.:
State: CA
Zip: 90302



FLOOD MAP

Borrower: REDWOOD HOLDINGS LLC
Property Address: 5310 W GOLDENWOOD DR
City: INGLEWOOD
Lender: Wedgewood Inc

File No.: 33420490
Case No.:
State: CA Zip: 90302



Subject
5310 W GOLDENWOOD DR
INGLEWOOD, CA 90302

FLOOD INFORMATION

Community: CITY OF INGLEWOOD
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 06037C1776G
Panel: 06037C1776
Zone: X
Map Date: 12-21-2018
FIPS: 06037
Source: FEMA DFIRM

LEGEND

- = FEMA Special Flood Hazard Area - High Risk
- = Moderate and Minimal Risk Areas
- Road View:
 - = Forest
 - = Water

Sky Flood™

No representations or warranties are made concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

Borrower: REDWOOD HOLDINGS LLC

File No.: 33420490

Property Address: 5310 W GOLDENWOOD DR

Case No.:

City: INGLEWOOD

State: CA

Zip: 90302

Lender: Wedgewood Inc



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

David G. Grant

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 006971

Effective Date:

February 5, 2021

Date Expires:

February 4, 2023


Loretta Dillon, Deputy Bureau Chief, BREA

3056551

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

Borrower: REDWOOD HOLDINGS LLC

File No.: 33420490

Property Address: 5310 W GOLDENWOOD DR

Case No.:

City: INGLEWOOD

State: CA

Zip: 90302

Lender: Wedgewood Inc

HUDSON INSURANCE COMPANY100 William Street, 5th Floor
New York, NY 10038**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS**

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-2AX-1011746 **Renewal of:** PRA-2AX-1003926

1. Named Insured: David G Grant

2. Address: 28030 Braidwood Dr
Rancho Palos Verdes, CA 90275

3. Policy Period: **From:** August 2, 2022 **To:** August 2, 2023

12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above

4. Limit of Liability	Each Claim	Policy Aggregate
Damages Limit of Liability	A. \$1,000,000	B. \$2,000,000
Claims Expense Limit of Liability	C. \$1,000,000	D. \$2,000,000

5. Deductible (Inclusive of Claims Expenses):

5A. \$ 500 Each Claim **5B. \$ 1,000** Aggregate

6. Policy Premium: \$774.00 **State Taxes/Surcharges:** \$0.00

7. Retroactive Date: August 2, 2020

8. Notice to Company: Notice of a **Claim** or Potential **Claim** should be sent to:

Hudson Insurance Group
100 William Street, 5th Floor
New York, NY 10038
Fax: 646-216-3786
Email: HUDSONCLAIMS300@HUDSONINSURANCEGROUP.COM

9. A. Program Administrator: Riverton Insurance Agency Corp.

B. Agent/Broker: OREP Insurance Services, LLC
(888) 347-5273

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

President

Secretary