	rt is to provid	de the lender/chem with	an accurate, and adequ	ately supported, op	inion of the market value	e of the subject property.	
Property Address 5666 Turban Ct			City Fremon	t	State CA	Zip Code 94538	
Borrower Redwood Holdings LLC (see	page 3)	Owner of Public F			County Alan		
Legal Description Tract 2366 Block 3 Lo					,		
Assessor's Parcel # 531-215-52			Tax Year 2021		R.E. Taxes \$	11,707	
Neighborhood Name Blacow			Map Reference	36084	Census Tract	,	
Occupant Owner Tenant Vaca	ant	Special Assessm	•			per year per month	
Property Rights Appraised  Fee Simple	Leasehold		, 0				
Assignment Type Purchase Transaction			ther (describe) Servici	ng			
Lender/Client Wedgewood Inc	rioiiilui		· · · · · · · · · · · · · · · · · · ·		), Redondo Beach, C	Λ ΩΩ278	
Is the subject property currently offered for sale o	r has it heen of					Yes <b>X</b> No	
Report data source(s) used, offering price(s), and				re date of this apprais	iai:	103 NO	
Troport data source(s) dsed, oriening price(s), and	uaio(3).	Paragon MLS, CR	S Data				
I did did not analyze the contract for s	cala for the cub	iost purchase transaction	Evoluin the reculte of the ar	alucic of the contract	for cale or why the analysis	a was not	
	sale for the sub	ject purchase transaction.	explain the results of the ar	ialysis of the contract	. for sale of willy the analysis	s was not	
performed.							
Contract Price \$ Date of Cont	troot	la the property	collar the august of public re	oord? Voo	No. Data Courag(a)		
		<u> </u>	seller the owner of public re		No Data Source(s)	□ Voo □ No	
Is there any financial assistance (loan charges, sa			istance, etc.) to be paid by	any party on benan o	i tile portower?	Yes No	
If Yes, report the total dollar amount and describe	the items to be	e paid.					
Note: Race and the racial composition of the	neighborhood	• • • • • • • • • • • • • • • • • • • •					
Neighborhood Characteristics			-Unit Housing Trends		One-Unit Housing	Present Land Use %	
			easing Stable	Declining	PRICE AGE	One-Unit 80 %	
Built-Up X Over 75% 25-75%	Under 25%	Demand/Supply Sho	rtage 🔀 In Balance	Over Supply	\$ (000) (yrs)	2-4 Unit 0 %	
	Slow	Marketing Time X Und	_ <del></del>	Over 6 mths	721 Low 0	Multi-Family 8 %	
			st: Grimmer Blvd; W		2,055 High 100	Commercial 10 %	
Stevenson Blvd. "Other" in Present L				4.	1.525 Pred. 47	Other 2 %	
				0-60 year old 1	600 sf, traditional styl	•	
ranging from 5,000-10,000sf. There a							
						riuling access to	
employment centers throughout the E							
Market Conditions (including support for the abov					redible trend, search		
expanded by including all of Fremont		ameters: detached, 1	600-2400sf, built <1	980). Due to inc	reases in interest rat	es, the median price	
decreased in the last 4-6 months by 9	9.94%.						
Dimensions 54x138x148x83		Area 8800 s		hape Irregular	View N	l;Res;	
Specific Zoning Classification R-1-6			<sup>tion</sup> Residential - Lo	w Density			
		andfathered Use) 🔲 N					
Is the highest and best use of subject property as	improved (or a	as proposed per plans and	specifications) the present	use?	Yes 🗌 No If No, de	scribe The current	
use of the subject site is considered t	to meet all o	of the criteria for high	nest and best use.				
Utilities Public Other (describe)		Public 0	ther (describe)	Off-site Impr	ovements - Type	Public Private	
Electricity	W	ater 🗶		Street Asp	halt		
Gas 🗙 🗌	Sa	anitary Sewer 🗶		Alley Non	е		
						Date 08/03/2009	
	X No FEN						
			FEMA Map # 0  No If No, describe	0001004000			
FEMA Special Flood Hazard Area Yes	for the market	area? X Yes	No If No, describe		¥ Yes	If Yes, describe	
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external f	for the market actors (easeme	area? X Yes ents, encroachments, envir	No If No, describe	ses, etc.)?			
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In	for the market actors (easeme	area? X Yes ents, encroachments, envir	No If No, describe	ses, etc.)?			
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external f	for the market actors (easeme	area? X Yes ents, encroachments, envir	No If No, describe	ses, etc.)?			
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In	for the market actors (easeme terstate 880	area? X Yes ents, encroachments, envir	No If No, describe onmental conditions, land un highway with adver	ses, etc.)? se traffic noise i	nfluence. This factor		
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.	for the market actors (easeme terstate 880	area? X Yes ents, encroachments, envir D, a 10-lane, 65 mph	No If No, describe onmental conditions, land un highway with adver	ses, etc.)? se traffic noise i	nfluence. This factor	has a minor impact Property Owner	
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro-	for the market factors (easementerstate 880	area? X Yes ents, encroachments, envir D, a 10-lane, 65 mph	No If No, describe onmental conditions, land under highway with adver	ses, etc.)? se traffic noise in  d Tax Records coss Living Area	nfluence. This factor	has a minor impact Property Owner	
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description	for the market factors (easement terstate 880 operty	area? X Yes ents, encroachments, envir D, a 10-lane, 65 mph Appraisal Files	No If No, describe commental conditions, land u highway with adver  MLS Assessment ar Data Source for Gr  Heating/Coolin	ses, etc.)? se traffic noise in  nd Tax Records coss Living Area g A	Prior Inspection  MLS & Public records menities	Property Owner Car Storage	
FEMA Special Flood Hazard Area	for the market actors (easement terstate 880 perty Gel Concrete	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph Appraisal Files  neral Description Slab Crawl Space	No If No, describe commental conditions, land use highway with adverung MLS Assessment ar Data Source for Grand Heating/Coolin FWA HWBB	ses, etc.)? se traffic noise in  d Tax Records coss Living Area g A Fireple	Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non	Property Owner Car Storage	
FEMA Special Flood Hazard Area	for the market actors (easement terstate 880 coperty Gel Concrete Full Baser	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph Appraisal Files  meral Description Slab Crawl Space ment Finished	No If No, describe commental conditions, land use highway with adverting MLS Assessment are Data Source for Grand Heating/Coolin FWA HWBB	ses, etc.)? se traffic noise in  Ind Tax Records oss Living Area  Graph Firepl Wood	Prior Inspection  MLS & Public records menities  ace(s) # 0 Non stove(s) # 0 Driv	Property Owner  Car Storage  e eway # of Cars 2	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f  The subject is in close proximity to Inton value and marketability.  Source(s) Used for Physical Characteristics of Proceed Other (describe)  General Description  Units One One with Accessory Unit  # of Stories 1  Type Det. Att. S-Det./End Unit	for the market actors (easement terstate 880 coperty Cell Concrete Full Baser Partial Ba	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph Appraisal Files  Meral Description Slab Crawl Space ment Finished sement Finished	No If No, describe commental conditions, land use highway with adverting MLS Assessment are Data Source for Grand Heating/Cooling FWA HWBB  Radiant Gas Other	ses, etc.)? se traffic noise in  Ind Tax Records oss Living Area  Graph Firepl Wood Patio/	Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Z Driv  Deck Patio Drivewa	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f  The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit  # of Stories 1  Type Det. Att. S-Det/End Unit Existing Proposed Under Const.	for the market actors (easement terstate 880 perty   George Concrete Full Baser Partial Ba Exterior Walls	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph Appraisal Files  neral Description Slab Crawl Space ment Finished sement Finished Stucco	No If No, describe commental conditions, land use highway with adverting MLS Assessment are Data Source for Grand Heating/Coolin FWA HWBB Radiant Gas Other Fuel Gas	ses, etc.)? se traffic noise in  Ind Tax Records coss Living Area Grid Fireple Wood A Patio/ Porch	Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const.  Design (Style) Traditional	for the market actors (easement terstate 880 perty   George Full Baser Partial Ba Exterior Walls Roof Surface	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph Appraisal Files  Appraisal Files  Crawl Space ment Finished sement Finished Stucco Composition	No If No, describe commental conditions, land use highway with adver MLS Assessment ar Data Source for Grand Heating/Coolin FWA HWBB Radiant Gas Other Fuel Gas Central Air Conditi	ses, etc.)? se traffic noise in  Ind Tax Records coss Living Area  Fireple Wood Patio/ Porchoning Pool	Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Gara  None Carp	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 oort # of Cars 0	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const.  Design (Style) Traditional Year Built 1963	for the market actors (easement terstate 880 perty    George Geor	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  neral Description  Slab Crawl Space ment Finished Stucco Composition  vnspouts Aluminum	No If No, describe commental conditions, land use highway with adver MLS Assessment ar Data Source for Grate Heating/Coolin FWA HWBB Radiant Gas Other Fuel Gas Central Air Condition Individual	ses, etc.)? se traffic noise in  Ind Tax Records oss Living Area Firepl Wood Patio/ Porch oning Pool Frence	Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Gara  None Carl  Wood Atta	Property Owner  Car Storage e eway # of Cars 2 y Surface Concrete age # of Cars 2 oort # of Cars 0 ched Detached	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30	for the market actors (easement terstate 880 perty    George Geor	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  neral Description Slab Crawl Space ment Finished Stucco Composition vnspouts Aluminum Aluminum	No If No, describe commental conditions, land use highway with adver MLS Assessment are Data Source for Grand Heating/Coolin FWA HWBB Radiant Gas Other Fuel Gas Central Air Condition Individual	ses, etc.)? se traffic noise in  Ind Tax Records oss Living Area Firepl Wood Patio/ Porch oning Pool Tence Other	Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewar  None Carr  Wood Atta  Storage Built	Property Owner  Car Storage e eway # of Cars 2 y Surface Concrete age # of Cars 2 oort # of Cars 0 ched Detached	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven	for the market factors (easement terstate 880 coperty Concrete Full Baser Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwas	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  neral Description Slab Crawl Space ment Finished sement Finished Stucco Composition vnspouts Aluminum Aluminum ther Disposal	No If No, describe onmental conditions, land under highway with adverse by the second of the second	ses, etc.)? se traffic noise in  Ind Tax Records oss Living Area  Fireple  Wood  Patio/ Porch oning Pool Fence Other  Other	Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Gara  None Carp  Wood Atta  Storage Built  describe)	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 cont # of Cars 0 ched Detached	
FEMA Special Flood Hazard Area  Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det/End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven	for the market factors (easement terstate 880 coperty Concrete Full Baser Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Rooms	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  Ineral Description  Slab Crawl Space ment Finished sement Finished Stucco Composition vnspouts Aluminum Aluminum ther Disposal  4 Bedroor	No If No, describe commental conditions, land use highway with adverse by the second of the second o	ses, etc.)? se traffic noise is  d Tax Records oss Living Area Firepl Wood Patio/ Porch oning Pool Fence Other (S) 1,98	Prior Inspection  Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Gara  None Cara  Wood Atta  Storage Built  describe)  O Square Feet of Gross L	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 cort # of Cars 0 ched Detached  t-in	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven	for the market factors (easement terstate 880 coperty Concrete Full Baser Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Rooms	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  Ineral Description  Slab Crawl Space ment Finished sement Finished Stucco Composition vnspouts Aluminum Aluminum ther Disposal  4 Bedroor	No If No, describe commental conditions, land use highway with adverse by the second of the second o	ses, etc.)? se traffic noise is  d Tax Records oss Living Area Firepl Wood Patio/ Porch oning Pool Fence Other (S) 1,98	Prior Inspection  Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Gara  None Cara  Wood Atta  Storage Built  describe)  O Square Feet of Gross L	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 cont # of Cars 0 ched Detached	
FEMA Special Flood Hazard Area  Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963 Effective Age (Yrs) 30 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758).	for the market factors (easement terstate 880 coperty Concrete Full Baser Partial Balexterior Walls Roof Surface Gutters & Dow Window Type Dishwas 7 Rooms etc.)	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  Meral Description Slab Crawl Space ment Finished Stucco Composition waspouts Aluminum Aluminum Aluminum ther Disposal  4 Bedroor mprovement informa	No If No, describe commental conditions, land use highway with adverse by the land of the	ses, etc.)?  se traffic noise in the seconds of the second of the se	Prior Inspection  Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Gara  None Carr  Wood Atta  Storage Built  describe)  O Square Feet of Gross L  escriptions from the secriptions	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 cont # of Cars 0 ched Detached  L-in  Eving Area Above Grade subject's most recent	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const.  Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758).  Describe the condition of the property and data so	for the market actors (easement terstate 880 perty    Get General Gene	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph Appraisal Files Appraisal Files  Crawl Space ment Finished Stucco Composition vispouts Aluminum Aluminum Cher Disposal A Bedroor mprovement informa	No If No, describe commental conditions, land use highway with adver the highway with adversion of the highway with a w	ses, etc.)? se traffic noise in  Ind Tax Records oss Living Area  Patio/ Porch oning Pool Frence Other (s) 1,98 ne photos and d	Prior Inspection  Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Privewa  None Carr  Wood Atta  Storage Built  describe)  O Square Feet of Gross L  escriptions from the s	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 oort # of Cars 0 ched Detached t-in  ving Area Above Grade subject's most recent os and descriptions	
FEMA Special Flood Hazard Area  Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963 Effective Age (Yrs) 30 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758).	for the market actors (easement terstate 880 perty    Get General Gene	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph Appraisal Files Appraisal Files Appraisal Files Crawl Space ment Finished Stucco Composition vnspouts Aluminum Aluminum cher Disposal A Bedroor mprovement informa	No If No, describe commental conditions, land use highway with adver the highway with adversion of the highway with a w	ses, etc.)? se traffic noise in  Ind Tax Records oss Living Area  Patio/ Porch oning Pool Frence Other (s) 1,98 ne photos and d	Prior Inspection  Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Privewa  None Carr  Wood Atta  Storage Built  describe)  O Square Feet of Gross L  escriptions from the s	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 oort # of Cars 0 ched Detached t-in  ving Area Above Grade subject's most recent os and descriptions	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const.  Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758).  Describe the condition of the property and data so	for the market actors (easement terstate 880 perty    George Concrete Full Baser Partial Batexterior Walls Roof Surface Gutters & Down Window Type Dishwas 7 Rooms etc.) In purce(s) (includisting the surface)	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  neral Description  Slab Crawl Space ment Finished Stucco Composition vnspouts Aluminum Aluminum ther Disposal 4 Bedroor mprovement informa	No If No, describe commental conditions, land use highway with adver the highway with adversional the highway with a second the highw	ses, etc.)? se traffic noise in  Ind Tax Records oss Living Area  Firepl  Wood  Patio/ Porch oning Pool  Fence Other (s) 1,98 ne photos and d s, remodeling, etc.). tion shutters, ski	Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Carr  Wood Atta  Storage Built  describe)  0 Square Feet of Gross L  escriptions from the s  C3;Per photo ylights, moldings, sor	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 oort # of Cars 0 ched Detached t-in  ving Area Above Grade subject's most recent os and descriptions	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758). Describe the condition of the property and data so from the subject's most recent MLS li	for the market actors (easement terstate 880 perty    George Concrete Full Baser Partial Batexterior Walls Roof Surface Gutters & Down Window Type Dishwas 7 Rooms etc.) In purce(s) (includisting the surface)	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  neral Description  Slab Crawl Space ment Finished Stucco Composition vnspouts Aluminum Aluminum ther Disposal 4 Bedroor mprovement informa	No If No, describe commental conditions, land use highway with adver the highway with adversional the highway with a second the highw	ses, etc.)? se traffic noise in  Ind Tax Records oss Living Area  Firepl  Wood  Patio/ Porch oning Pool  Fence Other (s) 1,98 ne photos and d s, remodeling, etc.). tion shutters, ski	Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Carr  Wood Atta  Storage Built  describe)  0 Square Feet of Gross L  escriptions from the s  C3;Per photo ylights, moldings, sor	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 oort # of Cars 0 ched Detached t-in  ving Area Above Grade subject's most recent os and descriptions	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758). Describe the condition of the property and data so from the subject's most recent MLS li	for the market actors (easement terstate 880 perty    George Concrete Full Baser Partial Batexterior Walls Roof Surface Gutters & Down Window Type Dishwas 7 Rooms etc.) In purce(s) (includisting the surface)	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  neral Description  Slab Crawl Space ment Finished Stucco Composition vnspouts Aluminum Aluminum ther Disposal 4 Bedroor mprovement informa	No If No, describe commental conditions, land use highway with adver the highway with adversional the highway with a second the highw	ses, etc.)? se traffic noise in  Ind Tax Records oss Living Area  Firepl  Wood  Patio/ Porch oning Pool  Fence Other (s) 1,98 ne photos and d s, remodeling, etc.). tion shutters, ski	Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Carr  Wood Atta  Storage Built  describe)  0 Square Feet of Gross L  escriptions from the s  C3;Per photo ylights, moldings, sor	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 oort # of Cars 0 ched Detached t-in  ving Area Above Grade subject's most recent os and descriptions	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758). Describe the condition of the property and data so from the subject's most recent MLS li	for the market actors (easement terstate 880 perty    George Concrete Full Baser Partial Batexterior Walls Roof Surface Gutters & Down Window Type Dishwas 7 Rooms etc.) In purce(s) (includisting the surface)	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  neral Description  Slab Crawl Space ment Finished Stucco Composition vnspouts Aluminum Aluminum ther Disposal 4 Bedroor mprovement informa	No If No, describe commental conditions, land use highway with adver the highway with adversional the highway with a second the highw	ses, etc.)? se traffic noise in  Ind Tax Records oss Living Area  Firepl  Wood  Patio/ Porch oning Pool  Fence Other (s) 1,98 ne photos and d s, remodeling, etc.). tion shutters, ski	Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Carr  Wood Atta  Storage Built  describe)  0 Square Feet of Gross L  escriptions from the s  C3;Per photo ylights, moldings, sor	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 oort # of Cars 0 ched Detached t-in  ving Area Above Grade subject's most recent os and descriptions	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758). Describe the condition of the property and data so from the subject's most recent MLS li bathrooms, and patio. Per attached b	for the market factors (easement terstate 880 for the market factors (easement terstate 880 for the market factors (easement factors (easement factors	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  Ineral Description  Slab Crawl Space ment Finished Sement Finished Stucco Composition Vispouts Aluminum Aluminum Aluminum Aluminum Sher Disposal  4 Bedroor Improvement informat  Aling apparent needed repair Albject has updated s mit, the subject adde	No If No, describe commental conditions, land use highway with adverse by highway with a seek and the seek and t	ses, etc.)? se traffic noise in the seconds of the seconds of the seconds of the seconds of the second of the seco	Prior Inspection  Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Gara  None Carp  Wood Atta  Storage Built  describe)  O Square Feet of Gross L  escriptions from the secriptions, sord	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 cont # of Cars 0 ched Detached t-in  ving Area Above Grade subject's most recent os and descriptions me lighting,	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758). Describe the condition of the property and data so from the subject's most recent MLS li bathrooms, and patio. Per attached b	for the market factors (easement terstate 880 for the market factors (easement terstate 880 for the market factors (easement factors (easement factors	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  Ineral Description  Slab Crawl Space ment Finished Sement Finished Stucco Composition Vispouts Aluminum Aluminum Aluminum Aluminum Sher Disposal  4 Bedroor Improvement informat  Aling apparent needed repair Albject has updated s mit, the subject adde	No If No, describe commental conditions, land use highway with adverse by highway with a seek and the seek and t	ses, etc.)? se traffic noise in the seconds of the seconds of the seconds of the seconds of the second of the seco	Prior Inspection  Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Gara  None Cara  Wood Atta  Storage Built  describe)  O Square Feet of Gross L  escriptions from the secriptions, sord	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 cont # of Cars 0 ched Detached t-in  ving Area Above Grade subject's most recent os and descriptions me lighting,	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758). Describe the condition of the property and data so from the subject's most recent MLS li bathrooms, and patio. Per attached b	for the market factors (easement terstate 880 for the market factors (easement terstate 880 for the market factors (easement factors (easement factors	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  Ineral Description  Slab Crawl Space ment Finished Sement Finished Stucco Composition Vispouts Aluminum Aluminum Aluminum Aluminum Sher Disposal  4 Bedroor Improvement informat  Aling apparent needed repair Albject has updated s mit, the subject adde	No If No, describe commental conditions, land use highway with adverse by highway with a seek and the seek and t	ses, etc.)? se traffic noise in the seconds of the seconds of the seconds of the seconds of the second of the seco	Prior Inspection  Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Gara  None Carp  Wood Atta  Storage Built  describe)  O Square Feet of Gross L  escriptions from the secriptions, sord	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 cont # of Cars 0 ched Detached t-in  ving Area Above Grade subject's most recent os and descriptions me lighting,	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758). Describe the condition of the property and data so from the subject's most recent MLS li bathrooms, and patio. Per attached b	for the market factors (easement terstate 880 for the market factors (easement terstate 880 for the market factors (easement factors (easement factors	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  Ineral Description  Slab Crawl Space ment Finished Sement Finished Stucco Composition Vispouts Aluminum Aluminum Aluminum Aluminum Sher Disposal  4 Bedroor Improvement informat  Aling apparent needed repair Albject has updated s mit, the subject adde	No If No, describe commental conditions, land use highway with adverse by highway with a seek and the seek and t	ses, etc.)? se traffic noise in the seconds of the seconds of the seconds of the seconds of the second of the seco	Prior Inspection  Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Gara  None Carp  Wood Atta  Storage Built  describe)  O Square Feet of Gross L  escriptions from the secriptions, sord	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 cont # of Cars 0 ched Detached t-in  ving Area Above Grade subject's most recent os and descriptions me lighting,	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758). Describe the condition of the property and data so from the subject's most recent MLS li bathrooms, and patio. Per attached b	for the market factors (easement terstate 880 for the market factors (easement terstate 880 for the market factors (easement factors (easement factors	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  Ineral Description  Slab Crawl Space ment Finished Sement Finished Stucco Composition Vispouts Aluminum Aluminum Aluminum Aluminum Sher Disposal  4 Bedroor Improvement informat  Aling apparent needed repair Albject has updated s mit, the subject adde	No If No, describe commental conditions, land use highway with adverse by highway with a seek and the seek and t	ses, etc.)? se traffic noise in the seconds of the seconds of the seconds of the seconds of the second of the seco	Prior Inspection  Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Gara  None Carp  Wood Atta  Storage Built  describe)  O Square Feet of Gross L  escriptions from the secriptions, sord	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 cont # of Cars 0 ched Detached t-in  ving Area Above Grade subject's most recent os and descriptions me lighting,	
FEMA Special Flood Hazard Area  Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758). Describe the condition of the property and data so from the subject's most recent MLS li bathrooms, and patio. Per attached b  Are there any apparent physical deficiencies or ad If Yes, describe.	for the market factors (easement terstate 880 factors)  Geometry  Geometric Full Baser  Partial Bale Exterior Walls Roof Surface Gutters & Down Window Type  Mource(s) (include string the substing the substitution of the substitut	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  Ineral Description  Slab Crawl Space ment Finished Stucco Composition  Valuationum Aluminum Alumin	No If No, describe commental conditions, land use highway with adverse by the land of the	ses, etc.)?  se traffic noise in the seconds of the seconds of the seconds of the seconds of the second of the sec	Prior Inspection  Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Carr  Wood Atta  Storage Built  describe)  O Square Feet of Gross L  escriptions from the s  C3;Per photo ylights, moldings, sord ding.	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 port # of Cars 0 ched Detached  L-in  Eving Area Above Grade subject's most recent as and descriptions and lighting,	
FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1  Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758). Describe the condition of the property and data so from the subject's most recent MLS li bathrooms, and patio. Per attached b	for the market factors (easement terstate 880 factors)  Geometry  Geometric Full Baser  Partial Bale Exterior Walls Roof Surface Gutters & Down Window Type  Mource(s) (include string the substing the substitution of the substitut	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  Ineral Description  Slab Crawl Space ment Finished Stucco Composition  Valuationum Aluminum Alumin	No If No, describe commental conditions, land use highway with adverse by the land of the	ses, etc.)? se traffic noise in the seconds of the seconds of the seconds of the seconds of the second of the seco	Prior Inspection  Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Carr  Wood Atta  Storage Built  describe)  O Square Feet of Gross L  escriptions from the s  C3;Per photo ylights, moldings, sord ding.	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 port # of Cars 0 ched Detached  L-in  Eving Area Above Grade subject's most recent as and descriptions and lighting,	
FEMA Special Flood Hazard Area  Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external f The subject is in close proximity to In on value and marketability.  Source(s) Used for Physical Characteristics of Pro Other (describe)  General Description  Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Traditional Year Built 1963  Effective Age (Yrs) 30  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, MLS listing from 2017 (#40779758). Describe the condition of the property and data sof from the subject's most recent MLS libathrooms, and patio. Per attached b  Are there any apparent physical deficiencies or ad If Yes, describe.	for the market factors (easement terstate 880 factors)  Geometry  Geometric Full Baser  Partial Bale Exterior Walls Roof Surface Gutters & Down Window Type  Mource(s) (include string the substing the substitution of the substitut	area? Yes ents, encroachments, envir D, a 10-lane, 65 mph  Appraisal Files  Ineral Description  Slab Crawl Space ment Finished Stucco Composition  Valuationum Aluminum Alumin	No If No, describe commental conditions, land use highway with adverse by the land of the	ses, etc.)?  se traffic noise in the seconds of the seconds of the seconds of the seconds of the second of the sec	Prior Inspection  Prior Inspection  MLS & Public records  menities  ace(s) # 0 Non  stove(s) # 0 Drivewa  None Carr  Wood Atta  Storage Built  describe)  O Square Feet of Gross L  escriptions from the s  C3;Per photo ylights, moldings, sord ding.	Property Owner  Car Storage  e eway # of Cars 2 y Surface Concrete age # of Cars 2 port # of Cars 0 ched Detached  L-in  Eving Area Above Grade subject's most recent as and descriptions and lighting,	

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Page 1 of 6

There are 2 comparable	e properties currently	offered f	or sale	in t	the subject neighborh	ood rar	nging i	n price	from \$ 1,350,000	)	to \$	1,5	99,000	
There are 18 comparable	e sales in the subject					ths ran				000			,055,000	
FEATURE	SUBJECT		COMPA	RABI	LE SALE # 1		CON	MPARABI	LE SALE # 2		COMP	PARABI	E SALE # 3	}
Address 5666 Turban Ct		42640	Sarato	ga	Park St	4990	Hyde	e Park	Dr	5632 \$	Shana	St		
Fremont, CA 945	38	Fremor	nt, CA	945	538	Frem	ont, (	CA 945	538	Fremo	nt, CA	4 945	38	
Proximity to Subject		0.40 m	iles NE	Ξ		0.40	miles	SE		0.04 n	niles N	١W		
Sale Price	\$				\$ 1,300,000				\$ 1,630,000				\$ 1	725,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 71	9.82 \$	q.ft.			825.3	32 sq.ft.			19.02	sq.ft.		
Data Source(s)		MAXE	BRD #I	ML8	31904716;DOM 1	MAX	EBRI	D #SF4	22675598;DOM 2	MAXE	BRD :	#409	76789;D0	OM 12
Verification Source(s)					408-241-4747				0-9955	Doc #				
VALUE ADJUSTMENTS	DESCRIPTION		RIPTION		+(-) \$ Adjustment		SCRIP		+(-) \$ Adjustment		CRIPTIC		+(-) \$ Ac	ljustment
Sales or Financing		ArmLth	1			ArmL	_th			ArmLt	h			
Concessions		Conv:0	)			Conv				Conv:				
Date of Sale/Time		s09/22	;c09/22	2			22;c08	8/22	-144,000	s02/22	2;c01/2	22		337,000
Location	A;FwyNoise;	N;Res;			-100,000				-50,000					,
Leasehold/Fee Simple	Fee Simple	Fee Sir			.00,000		Simpl		33,333	Fee S		,		
Site	8800 sf	5700 st	_		+31,000				0	7245 9	•			+15,000
View	N;Res;	N;Res;			101,000	N;Re				N;Res				10,000
Design (Style)	DT1;Traditional	DT1;Tr		nal				tional		DT1;T		nnal		
Quality of Construction	Q4	Q4	udition	iui		Q4	Tidai	tioriai		Q4	raditio	Ji iui		
Actual Age	59	60			0	61			0	60				0
Condition	C3	C4			+50,000				-150,000					.100,000
Above Grade	Total Bdrms. Baths		drms. Ba	aths			Bdrms	. Baths		Total E	Rdrms	Baths	•	0
Room Count		7		2.0	+10,000		4	3.0	0			3.0		0
Gross Living Area	7   4   4.0 1,980 sq.ft.	-	,806 s		+10,000			5 sq.ft.	0		<del>4</del> 1,877			
Basement & Finished			,oub §	y.IL.	+35,000		1,97	ى عy.IL.	0		1,0//	oy.Il.		+21,000
	0sf	0sf				0sf				0sf				
Rooms Below Grade Functional Utility	A	A				Λ				Δ				
-	Average	Averag				Aver			5.000	Avera	_			F 000
Heating/Cooling	FWA;None	FWA;N	lone				;CAC	;	-5,000	FWA;	CAC			-5,000
Energy Efficient Items	None	None				None				None				
Garage/Carport	2ga2dw	2ga2dv	N			2ga2				2ga2d	W			
Porch/Patio/Deck	Patio	Patio			_	Patio			_	Patio				
Fireplaces	None	1 F/P				2 F/F				1 F/P				0
Exterior Features	Storage	None			+15,000	None	9		+15,000	None				+15,000
		-			_		,		_			_	_	
Net Adjustment (Total)		<b>X</b> +			\$ 41,000				\$ -334,000				\$ .	391,000
		Net Adj.	2	O 0/		Mot Ad	li	20.5 %		Net Adj.	2	2.7 %		
Adjusted Sale Price		1		2 %		Net Ad								
of Comparables  I  did  did not research t	he sale or transfer histo	Gross Ad ory of the s	j. 18. subject p	5 % rope	rty and comparable sal	Gross es. If no	Adj. t, expla	22.3 % ain				8.6 %	\$ 1	334,000
of Comparables  I M did did not research t  My research did did did id id id  Data Source(s) CRS Data	he sale or transfer histon not reveal any prior sale	Gross Ad ory of the s es or transf	j. 18. subject po	5 % rope	rty and comparable sale	Gross es. If no aree yea	Adj. ot, expla	22.3 % ain	fective date of this app	raisal.			\$ 1	334,000
of Comparables  I  did  did not research t  My research  did  did  did  did  did  did  did  d	not reveal any prior sale	Gross Adory of the sees or transfees or transf	j. 18. subject posterior of the	5 % rope	ty and comparable sale	Gross es. If no aree yea year prid	Adj.  t, expla  rs prior  or to the	22.3 % ain to the ef	fective date of this apportance of the comparable	aisal.	dj. 2	8.6 %	\$ 1	334,000
of Comparables  I  did  did not research to did  di	not reveal any prior sale not reveal any prior sale and analysis of the prior	Gross Adory of the sees or transfees or transf	j. 18. subject posterior of the	5 % rope	ty and comparable sale	Gross es. If no	Adj.  ot, expla  rs prior  or to the	22.3 % ain  to the effect of the edate of the sales	fective date of this apportance of the comparable	raisal. sale. sales on	dj. 2	8.6 %	\$ 1	
of Comparables  I  did  did not research t  My research  did  did not research t  Data Source(s)  CRS Data My research  did  did not research t  CRS Data  My research  did  did not research t  Report the results of the research t	not reveal any prior sale not reveal any prior sale and analysis of the prior	Gross Adory of the ses or transfer r sale or tra	j. 18. subject posterior of the	5 % rope	bject property for the the mparable sales for the of the subject property.	Gross es. If no	Adj.  ot, expla  rs prior  or to the	22.3 % ain  to the effect of the edate of the sales	fective date of this applications applications of the comparable (report additional prior	raisal. sale. sales on	dj. 2	8.6 %		
of Comparables  I  did  did not research t  My research  did  did not research t  Data Source(s)  CRS Data My research  did  did not research teleprotection did  did not research teleprotection did not research teleprotect	not reveal any prior sale not reveal any prior sale and analysis of the prior	Gross Adory of the ses or transfer r sale or tra	j. 18. subject posterior of the	5 % rope	bject property for the the mparable sales for the of the subject property.	Gross es. If no	Adj.  ot, expla  rs prior  or to the	22.3 % ain  to the effect of the edate of the sales	fective date of this applications applications of the comparable (report additional prior	raisal. sale. sales on	dj. 2	8.6 %		
of Comparables  I did did not research t  My research did did did not research t  Data Source(s) CRS Data My research did did did not research did did not research did did not research did did not research to research did not research to research did not research to research to research did not research to research to research to research did not research to research to research to research to research to research did not research to research to research did not r	not reveal any prior sale not reveal any prior sale and analysis of the prior	Gross Ad ory of the s es or transf es or transf r sale or tra JBJECT	j. 18. subject posterior of the	e sul	bject property for the the mparable sales for the of the subject property.	Gross es. If no	Adj.  ot, expla  rs prior  or to the	22.3 % ain  to the effect of the edate of the sales	fective date of this appropriate sale of the comparable (report additional prior COMPARABLE SALE #2	raisal. sale. sales on p	dj. 2	OMPAI		
of Comparables  I did did not research t  My research did did did not research t  Data Source(s) CRS Data My research did did did not research the results of the research to	not reveal any prior sale not reveal any prior sale and analysis of the prior SL	Gross Ad ory of the s es or transf es or transf r sale or tra JBJECT	j. 18. subject posterior of the	e sul	bject property for the the sales for the subject property COMPARABLE S	Gross es. If no	Adj.  ot, expla  rs prior  or to the	22.3 % tin to the ef	fective date of this appropriate sale of the comparable (report additional prior COMPARABLE SALE #2	raisal. sale. sales on	page 3).		RABLE SALI	
of Comparables  I  did  did not research t  My research  did  did not research t  Data Source(s)  CRS Data  My research  did  did not research a  ITEM  Date of Prior Sale/Transfer  Data Source(s)	not reveal any prior sale not reveal any prior sale and analysis of the prior St. Paragon ML: 10/15/2022	Gross Adory of the ses or transfer reale or tra	ij. 18. subject po fers of th fers of th ansfer his	5 % roped	bject property for the the sales for the subject property COMPARABLE S  CoreLogic 10/14/2022	Gross es. If no aree yea year pric y and co ALE #1	Adj.  t, expla  rs prior  or to the  omparat	22.3 % tin  to the ef e date of ble sales CoreL 10/14	sale of the comparable (report additional prior COMPARABLE SALE #2	raisal. sale. sales on	page 3). CoreL		RABLE SALE	: #3
of Comparables  I  did  did not research to did  did not research to did not research did not did not research to did not research did not did not research did not did not did not research did not research did not did	not reveal any prior sale not reveal any prior sale and analysis of the prior SL Paragon ML: 10/15/2022 story of the subject pro	Gross Addory of the ses or transfers or transfers are also or transfers. See or transfers are also or transfers.	ij. 18. subject pi  fers of th  ansfer his	5 % roped e sul e con story	bject property for the themparable sales for the subject property COMPARABLE S  CoreLogic 10/14/2022 sales The	Gross es. If no aree yea year pric y and co ALE #1	Adj.  t, expla  rs prior  or to the  omparat	22.3 % tin  to the ef e date of ble sales CoreL 10/14	fective date of this appropriate sale of the comparable (report additional prior COMPARABLE SALE #2	raisal. sale. sales on	page 3). CoreL		RABLE SALE	: #3
of Comparables  I  did  did not research to did  did not research to did not research did not r	not reveal any prior sale not reveal any prior sale and analysis of the prior SL Paragon ML: 10/15/2022 story of the subject pro	Gross Addory of the ses or transfers or transfers are also or transfers. See or transfers are also or transfers.	ij. 18. subject pi  fers of th  ansfer his	5 % roped e sul e con story	bject property for the themparable sales for the subject property COMPARABLE S  CoreLogic 10/14/2022 sales The	Gross es. If no aree yea year pric y and co ALE #1	Adj.  t, expla  rs prior  or to the  omparat	22.3 % tin  to the ef e date of ble sales CoreL 10/14	sale of the comparable (report additional prior COMPARABLE SALE #2	raisal. sale. sales on	page 3). CoreL		RABLE SALE	: #3
of Comparables  I  did  did not research to did  did not research to did not research did not r	not reveal any prior sale not reveal any prior sale and analysis of the prior SL Paragon ML: 10/15/2022 story of the subject pro	Gross Addory of the ses or transfers or transfers are also or transfers. See or transfers are also or transfers.	ij. 18. subject pi  fers of th  ansfer his	5 % roped e sul e con story	bject property for the themparable sales for the subject property COMPARABLE S  CoreLogic 10/14/2022 sales The	Gross es. If no aree yea year pric y and co ALE #1	Adj.  t, expla  rs prior  or to the  omparat	22.3 % tin  to the ef e date of ble sales CoreL 10/14	sale of the comparable (report additional prior COMPARABLE SALE #2	raisal. sale. sales on	page 3). CoreL		RABLE SALE	: #3
of Comparables  I  did  did not research to did  did not research to did not research did not r	not reveal any prior sale not reveal any prior sale and analysis of the prior SL Paragon ML: 10/15/2022 story of the subject pro	Gross Addory of the ses or transfers or transfers are also or transfers. See or transfers are also or transfers.	ij. 18. subject pi  fers of th  ansfer his	5 % roped e sul e con story	bject property for the themparable sales for the subject property COMPARABLE S  CoreLogic 10/14/2022 sales The	Gross es. If no aree yea year pric y and co ALE #1	Adj.  t, expla  rs prior  or to the  omparat	22.3 % tin  to the ef e date of ble sales CoreL 10/14	sale of the comparable (report additional prior COMPARABLE SALE #2	raisal. sale. sales on	page 3). CoreL		RABLE SALE	: #3
of Comparables  I  did  did not research to did  did not research to did not research did not r	not reveal any prior sale not reveal any prior sale and analysis of the prior SL Paragon ML: 10/15/2022 story of the subject pro	Gross Addory of the ses or transfers or transfers are also or transfers. See or transfers are also or transfers.	ij. 18. subject pi  fers of th  ansfer his	5 % roped e sul e con story	bject property for the themparable sales for the subject property COMPARABLE S  CoreLogic 10/14/2022 sales The	Gross es. If no aree yea year pric y and co ALE #1	Adj.  t, expla  rs prior  or to the  omparat	22.3 % tin  to the ef e date of ble sales CoreL 10/14	sale of the comparable (report additional prior COMPARABLE SALE #2	raisal. sale. sales on	page 3). CoreL		RABLE SALE	: #3
of Comparables  I  did  did not research to did  did not research to did not research did not r	not reveal any prior sale not reveal any prior sale and analysis of the prior St. Paragon ML: 10/15/2022 story of the subject pro	Gross Addory of the ses or transfer sale or transfer Supperty and only a year	ij. 18. subject po  fers of th  fers of th  ansfer his  comparal ar of the	5 % rope e sul e co story ble s eir c	bject property for the themparable sales for the comparable sales current sale.	gross es. If no aree yea year prio and co ALE #1	Adj.  Adj.  rs prior  or to the  mparat	22.3 % iin  to the ef e date of ble sales  CoreL 10/14 as not h	fective date of this applications and any sales or the comparable feeting and the comparable frequency fre	raisal. sale. sales on p	page 3). C CoreL 10/14/s with	OMPAI	RABLE SALE	ears.
of Comparables  I did did not research to did did not research did to did not research did	not reveal any prior sale not reveal any prior sale and analysis of the prior St. Paragon ML: 10/15/2022 story of the subject pro s or transfers with	Gross Addory of the sees or transfers or tra	ij. 18. subject po fers of the fers of the ansfer his comparate ar of the	story ble s eir c	bject property for the themparable sales for the comparable sales.	gross es. If no pree yea year print and cc ALE #1	Adj.  Adj.  rs prior  or to the  mparat  the m	22.3 % iin  to the ef e date of ble sales Corel 10/14 as not h	fective date of this applications and any sales or to comparable the comparable frequency of the comparable freque	raisal. sale. sales on p	page 3). C CoreL 10/14/s with		RABLE SALE e past 3 y	ears.
of Comparables  I did did not research to did did did not research did did not research did did not research did not	proach Most womps and make and make and analysis of the prior SU Paragon ML:	Gross Addory of the ses or transfer sale	ij. 18. subject pi fers of the fers of the ansfer his comparate ar of the	e sulle constory	bject property for the themparable sales for the comparable sales for t	gross es. If no aree yea year pri and cc ALE #1	Adj. rs prior or to the omparate	22.3 % iin  to the ef e date of ble sales CoreL 10/14 as not h	sale of the comparable (report additional prior COMPARABLE SALE #2 Logic /2022 had any sales or to	raisal.  sale.  sales on 2  ransfer  few rec y, time	page 3). CoreL 10/14/s with		RABLE SALE e past 3 y sales it v ts were b	ears.
of Comparables  I  did  did not research to did  did not research did not resear	proach Most womps and mot reveal any prior sale	Gross Adory of the ses or transfer sale	fers of the fers of the ansfer his comparate ar of the east give ents that contract	e sulle constory  ble seir constant example constory	bject property for the the subject property for the subject property COMPARABLE S  CoreLogic 10/14/2022 sales The current sale.	gross es. If no aree yea year prid and cc ALE #1 being ended ent m	Adj. rs prior or to the ect ha	22.3 % iin  to the ef e date of ble sales CoreL 10/14 as not h nost rec s. Due	sale of the comparable (report additional prior COMPARABLE SALE #2 Logic //2022 had any sales or to to market volatilit (see page 3 for da	raisal.  sale.  sales on   2  ransfer  few rec y, time ata). Sit	page 3). CoreL 10/14/s with		RABLE SALE e past 3 y sales it v ts were b	ears.
of Comparables  I  did  did not research to did  did not research did not r	proach Most womps and make and make and make and make and make and mot reveal any prior sale and analysis of the prior SL 2015/2022 at any of the subject proproach Most womps and make and the median price 10/sf. All comps view of the subject programmer	Gross Add ory of the ses or transfer reale or transfer sale of the converse adjustment sale of the converse sale of the co	fers of the subject pine fers of the subject p	e sulle story  ble s eir c en t at ex	bject property for the the sales for the subject property COMPARABLE S  CoreLogic 10/14/2022 cales The current sale.	gross es. If no aree yea year prid and co ALE #1 be subjected ent m carying	Adj.  Adj.  rs prior  or to the  mparat  ect ha  the m  I limits  edian  degian	22.3 % iin  to the ef e date of ble sales CoreL 10/14 as not h nost reces Due price of	sale of the comparable (report additional prior COMPARABLE SALE #2  Logic //2022 had any sales or to to market volatilit (see page 3 for da i updating in the k	raisal.  sale.  sales on 12  ransfer  few rec y, time eata). Sititchens	page 3). CoreL 10/14/ s with eent sii adjust te size		sales it vits were berences o	ears.
of Comparables  I  did  did not research to did  did not research did not r	proach Most wormps and make and median price to recent similar sales.	Gross Adory of the ses or transfer reale or transfer sale sale sale sale sale sale sale sale	fers of the subject picture of the subject pi	e sulle constory	bject property for the the imparable sales for the property for the subject property COMPARABLE S  CoreLogic 10/14/2022 cales The current sale.  The current sale.	gross es. If no aree yea year prid and co ALE #1 be subjected ent m raryingom coi	Adj. Adj. rs prior or to the mparat ect ha the m I limits edian g degri	22.3 % iin  to the ef e date of ble sales CoreL 10/14 as not h  nost rec s. Due price ( rees of /hich w	sale of the comparable (report additional prior COMPARABLE SALE #2  Logic /2022 had any sales or to market volatility (see page 3 for day in the ket is as higher than type	raisal.  sale.  sales on p  ransfer  few rec y, time ata). Sit itchens bical ar	page 3). CoreL 10/14/ s with ent sin adjust te size i, bath ad con		sales it verse being and other ed an overse	ears.  /as ased ver er er
of Comparables  I  did  did not research to did not did not research to did not did not research to did not did not research to did not research to did not research to did	Paragon ML  10/15/2022 story of the subject progen or transfers with proach Most we comps and make at the median price to 10/sf. All comps verecent similar salents were made u	Gross Adory of the ses or transfer sale sale sale sale sale sale sale sale	fers of the subject picture of the subject pi	e sulle constory	bject property for the the mparable sales for the property for the subject property COMPARABLE S  CoreLogic 10/14/2022 cales The current sale.  The current sale.	gross es. If no aree yea year prid and co ALE #1 being ended ent m rarying om cou es ove	Adj.  Adj.  rs prior  or to the  mparat  the m  I limits  edian  g degrunt, w  rr 100	22.3 % iin to the ef e date of ble sales CoreL 10/14 as not h nost rec s. Due price of rees of rhich w sf were	sale of the comparable (report additional prior COMPARABLE SALE #2  Logic /2022 had any sales or to to market volatility (see page 3 for day to updating in the key and justed at \$200	raisal.  sale.  sales on process of the sales of the sale	page 3). CoreL 10/14/s with adjust te size , bath ad con other		sales it verse because of sand other an overstments were sand other and other sand ot	ears.  vas ased ver er er er vere
of Comparables  I  did  did not research to did not did not research to did not did not research to did not did	Paragon ML  10/15/2022 story of the subject program or transfers with proach Most we comps and make at the median price 10/sf. All comps verecent similar salents were made use the grid. Difference	Gross Add ony of the ses or transfer sale or transfer sal	fers of the subject part o	e sulle coomstory	bject property for the the mparable sales for the property for the subject property COMPARABLE S  CoreLogic 10/14/2022 cales The current sale.  The current sale.  The comp 1 due to be exceeded recommendation due to very subject's bathrooms. GLA difference contents and not recondition to recondition of the currence of the subject of the contents and the currence of the subject of of the subj	gross es. If no aree yea year prid and co ALE #1 being ended ent m rarying om con es ove	Adj.  Adj.  rs prior  or to the  mparat  the m  I limits  edian  g degrunt, w  rr 100  adjusi	22.3 % iin to the ef e date of ble sales CoreL 10/14 as not h nost rec s. Due price of rees of rhich w sf were tments	sale of the comparable (report additional prior COMPARABLE SALE #2  Logic /2022 had any sales or to to market volatility (see page 3 for day in updating in the key as higher than type adjusted at \$200 were due to a lace	raisal.  sale.  sales on process of the sales of the sale	page 3). CoreL 10/14/s with adjust te size ., bath ad con other	edifferoomsider adjusting m	sales it verse became of an overstments verse that	ears.  vas ased ver er er vere a. All
of Comparables  I  did  did not research to did  did not research did	proach Most wormps and make an the median price 10/sf. All comps work recent similar salents were based on se	gross Addry of the sees or transfer sale sale sale sale sale sale sale sale	fers of the fers o	e sulle coomstory	bject property for the the mparable sales for the property for the subject property COMPARABLE S  CoreLogic 10/14/2022 cales The current sale.  The current sale.  The comp 1 due to be exceeded recommendation due to very subject's bathrooms. GLA difference contents and not recondition to recondition of the currence of the subject of the contents and the currence of the subject of of the subj	gross es. If no aree yea year prid and co ALE #1 being ended ent m rarying om con es ove	Adj.  Adj.  rs prior  or to the  mparat  the m  I limits  edian  g degrunt, w  rr 100  adjusi	22.3 % iin to the ef e date of ble sales CoreL 10/14 as not h nost rec s. Due price of rees of rhich w sf were tments	sale of the comparable (report additional prior COMPARABLE SALE #2  Logic /2022 had any sales or to to market volatility (see page 3 for day in updating in the key as higher than type adjusted at \$200 were due to a lace	raisal.  sale.  sales on process of the sales of the sale	page 3). CoreL 10/14/s with adjust te size ., bath ad con other	edifferoomsider adjusting m	sales it verse became of an overstments verse that	ears.  vas ased ver er er vere a. All
of Comparables  I  did  did not research to did  did not research did not researc	Paragon ML.  10/15/2022 story of the subject progon or transfers with the median price 10/sf. All comps were based on second Approach \$ 1,000 and proach \$ 1,000 and	gross Adory of the ses or transfer sale sale sales to be put to 3.0 des in chensitivity, 325,000	fers of the fers o	e sulle e collection of the co	bject property for the the imparable sales for the comparable sales.  CoreLogic 10/14/2022 sales for the comparable sales	gross es. If no aree yea year prid and co ALE #1 being ended ent m carying om cou es ove ceive a mps in	Adj. Adj. rs prior or to the mparat the m I limits edian g degi unt, w r 100 adjusi	22.3 % iin to the ef e date of ble sales CoreL 10/14 as not h nost rec s. Due price of rees of rhich w sf were tments	sale of the comparable (report additional prior COMPARABLE SALE #2 Logic /2022 nad any sales or to to market volatility (see page 3 for day to market volatility (see page 4 for day and any sales or to to market volatility (see page 3 for day and any sales any sales and any sales any sales and any sales any sale	raisal.  sale.  sales on process of the sale of the sa	page 3).  CoreL 10/14/ s with  eent sin adjust te size , bath nd con other upporti ed to t	ogic //2022 in the milar trmen room sider adjus ing m the ne	sales it v ts were berences o s and othed an ove stments v arket dat earest \$1	ears.  vas ased ver er er vere a. All
of Comparables  I did did not research to did did did not research did did did not	Paragon ML:  10/15/2022 story of the subject proson transfers with median price 10/sf. All comps were based on seen Approach \$ 1, arison Approach \$ 1, arison Approach \$ 2 1, arison Ap	gross Adory of the second transfer reals or tran	fers of the fers o	e sulle constory  ble seir comments the comments of the commen	bject property for the the subject property for the the mparable sales for the comparable sales.  CoreLogic 10/14/2022 sales The courrent sale.  Cocomp 1 due to be exceeded recommonth and the current sale condition due to very subject's bathrooms. GLA difference comparable sales that did not recomparable sales with the other corects that did not recomparable sales s	gross es. If no aree yea year prior and cc ALE #1 be subjected arying bended ent m carying be	Adj. Adj. rs prior or to the omparat the m I limits edian g degr unt, wer 100 adjust	22.3 %  to the ef e date of ble sales  Corel 10/14 as not h  nost recess. Due price of rees of rhich w sf were tments report.	sale of the comparable (report additional prior COMPARABLE SALE #2 Logic /2022 had any sales or to to market volatilit (see page 3 for da t updating in the k has higher than typ e adjusted at \$200 were due to a lac All amounts were	raisal.  sale.  sales on possible few received the sale of the sal	page 3). CoreL 10/14/s with sent sin adjust the size of the con other portion of the control of		sales it verse berences of sand other ed an overstments verse that earest \$1	ears.  /as ased ver er er er er out
of Comparables  I  did  did not research to did not	Paragon ML:  10/15/2022 story of the subject proses or transfers with median price 10/sf. All comps vor recent similar sate the medi	gross Adory of the sees or transfer sale sales to be put to 3.0 the sales t	fers of the fers o	e sulle e constory  ble seir of the committee	bject property for the the mparable sales for the comparable sales.  CoreLogic 10/14/2022 sales The correct sale.  The correct sale.	gross es. If no aree yea year prior and co ALE #1 being ended ent m rarying om cor es ove ceive a mps ir eloped) lible m	Adj.  Adj.  rs prior  or to the magnetation of the	22.3 % iin  to the ef e date of ble sales CoreL 10/14 as not h nost reces Due price of rees of rhich w sf were tments report.	sale of the comparable (report additional prior COMPARABLE SALE #2  Logic /2022 had any sales or to market volatility (see page 3 for day to market volatility e adjusted at \$200 were due to a lace All amounts were  Income App	raisal.  sale.  sales on possible few recey, time ata). Sitichense bical arrolles of surrounder rounder rounde	page 3).  CoreL 10/14/ s with  eent sin adjust te size , bath ad con other upporti ed to t		sales it verse berences of sand other ed an overstments verse that earest \$1	ears.  /as ased ver er er er er out
of Comparables  I did did not research to did did did not research did did did not	Paragon ML:  10/15/2022 story of the subject proses or transfers with median price 10/sf. All comps vor recent similar sate the medi	gross Adory of the sees or transfer sale sales to be put to 3.0 the sales t	fers of the fers o	e sulle e constory  ble seir of the committee	bject property for the the mparable sales for the comparable sales.  CoreLogic 10/14/2022 sales The correct sale.  The correct sale.  The comparable sales for the comparable sales The correct sale.	gross es. If no aree yea year prior and co ALE #1 being ended ent m rarying om cor es ove ceive a mps ir eloped) lible m	Adj.  Adj.  rs prior  or to the magnetation of the	22.3 % iin  to the ef e date of ble sales CoreL 10/14 as not h nost reces Due price of rees of rhich w sf were tments report.	sale of the comparable (report additional prior COMPARABLE SALE #2  Logic /2022 had any sales or to market volatility (see page 3 for day to market volatility e adjusted at \$200 were due to a lace All amounts were  Income App	raisal.  sale.  sales on possible few recey, time ata). Sitichense bical arrolles of surrounder rounder rounde	page 3).  CoreL 10/14/ s with  cent sin adjust te size , bath ad con other upporti ed to t		sales it verse berences of sand other ed an overstments verse that earest \$1	ears.  /as ased ver er er er er out
of Comparables  I  did  did not research to did not	Paragon ML:  10/15/2022 story of the subject proses or transfers with proach Most worms and make at the median price 10/sf. All comps vor recent similar satents were made ushe grid. Difference were based on secon Approach \$ 1, arison Approach \$ Comparison Appof market value factors and prior sale.	Gross Adory of the ses or transfer sale sales to be per to 3.0 des in cheensitivity, 325,000 also in cheensitivity, 325,000 also in cheensitivity sales to be per to 3.0 des in cheensitivity sales i	fers of the fers of the ansfer his comparate ar of the contractiusted for anacter y analy 0 0 5,000 ue to it in the resource of the contracter of the contra	e sulle e constory	bject property for the the mparable sales for the mparable sales for the comparable sales.  CoreLogic 10/14/2022 sales The correct sale.  The correct sale.  The correct sale comparable sales and the current sale.  The correct sale comparable sales that did not recondition due to very subject's bathrooms. GLA difference condition due to very subject to be conditioned to the condition due to very subject to be conditioned to the correct sales.	gross es. If no aree yea year prid and co ALE #1 be subjected ent m rarying om cou es ove ceive a mps ir eloped lible m d unac	Adj.  Adj.  rs prior  or to the magnetation of the	22.3 % iin  to the ef e date of ble sales CoreL 10/14 as not h  nost rec s. Due price of rees of /hich w sf were tments report.	sale of the comparable (report additional prior COMPARABLE SALE #2  Logic /2022 had any sales or to to market volatility (see page 3 for da i updating in the k has higher than typ e adjusted at \$200 were due to a lac All amounts were  Income App harket value for sines for the compara	raisal.  sale.  sales on possible few received the sale are sold are rounded to roach (if able sale).	page 3).  CoreL 10/14/s with  eent sin adjust te size , bath nd con other upporti ed to t		sales it versions and other ed an overstments version arket date earest \$1	ears.  /as ased ver er er er er out
of Comparables  I  did  did not research to did  did not research did no	Paragon ML: 10/15/2022 story of the subject pross or transfers with proach Most womps and make at the median price 10/sf. All comps vor recent similar satents were made u the grid. Difference were based on secon Approach \$ 1, arison Approach \$ Comparison App of market value fast, a subject to	gross Adory of the ses or transfer sale sale sale sale sale sale sale sale	fers of the fers of the ansfer his comparate ar of the fers of the fers of the ansfer his comparate ar of the fers	e sulle e constory	bject property for the the imparable sales for the imp	gross es. If no aree yea year prid and co ALE #1 be subjected ent m rarying om cou es ove ceive a mps ir eloped ible m d unac	Adj.  Adj.  rs prior  or to the magnetic degree and the magnetic degree and the measure of the measure distributed and the measure degree and the measure distributed and	22.3 % iin  to the ef e date of ble sales CoreL 10/14 as not h  nost reces price of rees of /hich w sf were tments report.  re of m d value of a hyp	sale of the comparable (report additional prior COMPARABLE SALE #2  Logic /2022 had any sales or to market volatility (see page 3 for day in updating in the keas higher than type adjusted at \$200 were due to a lace All amounts were  Income App harket value for sines for the compara- contected condition the	raisal.  sale.  sales on p  ransfer  few recey, time ata). Sititchens bical arrounder arounder arounder arounder able sales at the in	page 3).  CoreL 10/14/ s with  cent sin adjust te size , bath nd con other apporti ed to t		sales it value berences of sand other ed an overstments varket date earest \$1	ears.  /as ased ver eer eer vere a. All 0000.
of Comparables  I  did  did not research to did not did not research to did not did not research to did not did not research to did not di	Paragon ML  10/15/2022  story of the subject pross or transfers with the median price 10/sf. All comps were based on seents were made using the grid. Difference were based on seents were made using the median price 10/sf. All comps were based on seents were made using the grid. Difference were based on seents were made using the grid. Difference were based on seents were made using the grid. Difference were based on seents were made using the grid. Difference were based on seents were made using the grid. Difference were based on seents were made using the grid. Difference were based on seents were based on see	gross Adory of the set or transfer sale sale sale sale sale sale sale sale	fers of the fers of the ansfer his comparate for the fers of the fers of the ansfer his comparate for the fers of	e sulle e constory story en t the commission state and the commission of the commiss	bject property for the the imparable sales for the imp	gross es. If no aree yea year print and co ALE #1 be subjected ent m carying om con es ove ceive a mps ir eloped) lible m d unace on the condition	Adj.  Adj.  rs prior  or to the manage degree and the rate of the	22.3 % iin  to the ef e date of ble sales CoreL 10/14 as not h  nost rec s. Due price of rees of /hich w sf were tments report.  re of m d value of a hyp the repa	sale of the comparable (report additional prior COMPARABLE SALE #2  Logic /2022 had any sales or to market volatility (see page 3 for day fupdating in the keas higher than type adjusted at \$200 were due to a lace All amounts were  Income Appropriate to the comparations of the comparations have some or alterations have	raisal.  sale.  sales on p  ransfer  few recey, time ata). Sititchens bical arrounder arounder arounder arounder able sales at the in	page 3).  CoreL 10/14/ s with  cent sin adjust te size , bath nd con other apporti ed to t		sales it value berences of sand other ed an overstments varket date earest \$1	ears.  /as ased ver eer eer vere a. All 0000.
of Comparables  I  did  did not research to did  did not research did no	Paragon ML  10/15/2022  story of the subject pross or transfers with the median price 10/sf. All comps were based on seents were made using the grid. Difference were based on seents were made using the median price 10/sf. All comps were based on seents were made using the grid. Difference were based on seents were made using the grid. Difference were based on seents were made using the grid. Difference were based on seents were made using the grid. Difference were based on seents were made using the grid. Difference were based on seents were made using the grid. Difference were based on seents were based on see	gross Adory of the set or transfer sale sale sale sale sale sale sale sale	fers of the fers of the ansfer his comparate for the fers of the fers of the ansfer his comparate for the fers of	e sulle e constory story en t the commission state and the commission of the commiss	bject property for the the imparable sales for the imp	gross es. If no aree yea year print and co ALE #1 be subjected ent m carying om con es ove ceive a mps ir eloped) lible m d unace on the condition	Adj.  Adj.  rs prior  or to the manage degree and the rate of the	22.3 % iin  to the ef e date of ble sales CoreL 10/14 as not h  nost rec s. Due price of rees of /hich w sf were tments report.  re of m d value of a hyp the repa	sale of the comparable (report additional prior COMPARABLE SALE #2  Logic /2022 had any sales or to market volatility (see page 3 for day fupdating in the keas higher than type adjusted at \$200 were due to a lace All amounts were  Income Appropriate to the comparations of the comparations have some or alterations have	raisal.  sale.  sales on p  ransfer  few recey, time ata). Sititchens bical arrounder arounder arounder arounder able sales at the in	page 3).  CoreL 10/14/ s with  cent sin adjust te size , bath nd con other apporti ed to t		sales it value berences of sand other ed an overstments varket date earest \$1	ears.  /as ased ver eer eer vere a. All 0000.
of Comparables  I  did  did not research to did  did not research d	Paragon ML:  10/15/2022 story of the subject pross or transfers with proach Most were made under median price 10/sf. All comps verecent similar sate that were based on second Approach \$  Comparison Apport market value familiars or a second market value familiar	gross Adory of the set or transfer sale sale sale sale sale sale sale sale	fers of the fers o	e sulle e constory  ble seir of the poom risting siss  t be and blans basing the three thr	bject property for the themparable sales for the property of the subject property COMPARABLE S  CoreLogic 10/14/2022 cales The current sale.  Cocomp 1 due to be exceeded recommendation due to very subject's bathroom is. GLA difference can be conditioned to the current sale condition due to very subject's bathroom is. GLA difference can be conditioned to the current sale condition of the current sale condition of the current sale can be conditioned to the current sale can be conditi	gross es. If no aree yea year print and co ALE #1  be subject ended ent m rarying om con es ove ceive a mps ir  eloped) lible m d unace on the condition ency do	Adj.  Adj.  Adj.  rs prior  or to the manage degree and the result of th	22.3 % iin  to the ef e date of ble sales CoreL 10/14 as not h  nost rec s. Due price of rees of /hich w sf were tments report.  re of m d value of a hyp the repa require	sale of the comparable (report additional prior COMPARABLE SALE #2  Logic /2022 had any sales or to to market volatility (see page 3 for day in updating in the keas higher than type adjusted at \$200 were due to a law All amounts were  Income App harket value for singles for the comparations have alteration or repair:	raisal.  sale.  sales on p  ransfer  few rec y, time ata). Sit itchens bical an b/sf. All ck of su rounde  rounde  roach (if ngle far able sa  at the in e been c	page 3).  CoreL 10/14/ s with  eent sin adjust te size , bath ad con other apporti ed to t	e difference adjusting ments I esided, or	sales it verse berences of sand other ed an overstments verse to date earest \$1	ears.  /as ased ver eer eer vere a. All 0000.
of Comparables  I  did  did not research to did not did not research to did not did not research to did not did not research to did not di	Paragon ML:  10/15/2022 story of the subject prosor transfers with median price 10/sf. All comps vor recent similar sate the median price 10/sf. All comps vor recent similar sate the median price 10/sf. All comps vor recent similar sate the median price 10/sf. All comps vor recent similar sate the median price 10/sf. All comps vor recent similar sate the median price 10/sf. All comps vor recent similar sate the median price 10/sf. All comps vor recent similar sate the median price 10/sf. All comps vor recent similar sate the median price 10/sf. All comps vor recent similar sate the median price 10/sf. All comps vor recent similar sate the median price 10/sf. All comps vor recent similar sate the grid. Difference the grid sate to sate the grid sate the grid sate to sate the grid sate to sate the grid sate to sate the grid sate the grid sate the grid sate to sate the grid sate to sate the grid sate th	gross Adory of the set or transfer sale sale sale sale sale sale sale sale	fers of the fers o	e sulle comment the comment that the comment the comment that the comment tha	bject property for the the mparable sales for the comparable sales.  CoreLogic 10/14/2022 cales The correct sale.  CoreLogic 10/14/2022 cales The correct sale cale of correct sale.  CoreLogic 10/14/2022 cales The correct sale cale of correct sale cale condition of deficient sale cale condition or deficient sale cale condition or deficient sale cale cale cale cale cale cale cale c	gross es. If no aree yea year prior and co ALE #1  be subject ent m rarying om cou es ove ceive a mps in d unace an the condition ency do  st the ined, of	Adj.  Adj.  Adj.  It, expla  rs prior  or to the  magarat  limits  edian  g degri  unt, wer 100  adjuste  basis of the r  street,  f the	22.3 %  iii  to the ef e date of ble sales  Corel 10/14 as not h  nost reces be price of rees of rhich w sf were tments report.  re of m d value of a hyp the repa require  defined real pri	sale of the comparable (report additional prior COMPARABLE SALE #2  Logic /2022 had any sales or to market volatilit (see page 3 for day adjusted at \$200 were due to a lace All amounts were  Income App harket value for singles for the compara contectical condition the iris or alterations have alteration or repair:	raisal.  sale.  sales on possible few recey, time ata). Sitichens bical arrollors. Allock of surroach (if ngle far able sales the implement subject attement subject.	page 3).  CoreL 10/14/s with  eent sin adjust te size , bath nd con other upporti ed to t	ogic //2022 in the milar tment e diffe room sider adjusting m the ne	sales it versions and other subjections are subjections are subjections and other subjections are	ears.  /as ased ver eer eer vere a. All 0000.

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Page 2 of 6

Fannie Mae Form 2055 March 2005

AMC: ClearCapital.com, Inc: California #1256							
APPRAISAL FEE: The appraiser is a salaried employee and received no	annraisal fee for the assignm	nent					
711 TTV NOAE TEE. THE appraiser is a salaried employee and received no	appraisar ice for the assigning	nont.					
CLARIFICATION OF INTENDED USE AND USER: The Intended User of	this appraisal report is the L	ender/Clien	t. The Intended	Use is to			
evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.							
APPRAISER COMPETENCY STATEMENT: The appraiser is familiar with	the subject's market area a	and has com	nleted many ar	onraisals in this			
APPRAISER COMPETENCY STATEMENT: The appraiser is familiar with the subject's market area and has completed many appraisals in this area. This market area is approximately 10 miles from the appraiser's office. Market data for this area is readily available through the local							
	realtors, MLS and public records. The appraiser has more than 10 years of field experience in both his home county of Alameda and the						
AID COMPLIANCE CTATEMENT: No consistency discourse of the second of the		41-1	_4:				
AIR COMPLIANCE STATEMENT: No employee, director, officer, or agen independent contractor, appraisal management company, or partner on be	<del>-</del>						
development, reporting, result, or review of an appraisal through coercion							
intimidation, bribery, or in any other manner. I have not been contacted by first page of the report), borrower, or designated contact to make an appo	anyone other than the inter	nded user (le	ender/client as i	identified on the			
unauthorized contacts either personally by phone or electronically to CLA	RIO APPRAISAL NETWOR	K.					
PREDOMINANT VALUE: The subject's value was lower than the predomi	nant value for the neighborh	nood due to i	market deprecia	ation.			
PUBLIC RECORDS: Some property characteristics for the comps were so	ourced from MLS and may d	differ from pu	ıblic records.				
BORROWER: An extraordinary assumption was made that the borrower reshown up yet in the online public records provider. It was also assumed the		ect off marke	et and the trans	action has not			
TIME ADJUSTMENT DATA: Due to volatile market conditions caused by	recent interest rate increase	es, it was ned	cessary to calc	ulate time			
adjustments based on monthly median prices of general market data. The	median prices (along with t	he percent c	difference) for a	ıll detached			
SFRs in Fremont, based on contract dates were as follows							
09/22 = \$1.420M (current)							
08/22 = \$1.558M (-8.85%)							
	04/22 = \$1.745M (-18.62%)						
04/22 = \$1.745M (-18.62%)							
04/22 = \$1.745M (-18.62%)							
04/22 = \$1.745M (-18.62%) 01/22 = \$1.765M (-19.54%)							
04/22 = \$1.745M (-18.62%) 01/22 = \$1.765M (-19.54%) COST APPROACH TO VALUE	(not required by Fannie Mae)						
04/22 = \$1.745M (-18.62%) 01/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculation	ns.						
04/22 = \$1.745M (-18.62%) 01/22 = \$1.765M (-19.54%) COST APPROACH TO VALUE	ns.						
04/22 = \$1.745M (-18.62%) 01/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculation	ns.						
04/22 = \$1.745M (-18.62%) 01/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti	nating site value)						
04/22 = \$1.745M (-18.62%) 01/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	nating site value)  OPINION OF SITE VALUE	Ca Ft O A		=\$			
04/22 = \$1.745M (-18.62%) 01/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio  Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data	nating site value)	Sq.Ft. @ \$		=\$			
O4/22 = \$1.745M (-18.62%)  O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio  Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data  Quality rating from cost service Effective date of cost data	nating site value)  OPINION OF SITE VALUE	Sq.Ft. @ \$ Sq.Ft. @ \$		=\$ =\$			
04/22 = \$1.745M (-18.62%) 01/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio  Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data	nating site value)  OPINION OF SITE VALUE			=\$			
O4/22 = \$1.745M (-18.62%)  O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio  Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data  Quality rating from cost service Effective date of cost data	OPINION OF SITE VALUE  DWELLING	Sq.Ft. @ \$		=\$ =\$ =\$			
O4/22 = \$1.745M (-18.62%)  O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio  Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data  Quality rating from cost service Effective date of cost data	OPINION OF SITE VALUE  DWELLING  Garage/Carport  Total Estimate of Cost-New  Less Physical F	Sq.Ft. @ \$ Sq.Ft. @ \$	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$			
O4/22 = \$1.745M (-18.62%)  O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio  Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data  Quality rating from cost service Effective date of cost data	OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical F Depreciation	Sq.Ft. @ \$ Sq.Ft. @ \$	External	======================================			
O4/22 = \$1.745M (-18.62%)  O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio  Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data  Quality rating from cost service Effective date of cost data	OPINION OF SITE VALUE  DWELLING  Garage/Carport  Total Estimate of Cost-New Less Physical F Depreciation Depreciated Cost of Improvements	Sq.Ft. @ \$ Sq.Ft. @ \$	External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$			
O4/22 = \$1.745M (-18.62%)  O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio  Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data  Quality rating from cost service Effective date of cost data	OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical F Depreciation	Sq.Ft. @ \$ Sq.Ft. @ \$	External	======================================			
O4/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data  Quality rating from cost service Effective date of cost data  Comments on Cost Approach (gross living area calculations, depreciation, etc.)	OPINION OF SITE VALUE  DWELLING  Garage/Carport  Total Estimate of Cost-New Less Physical F Depreciation Depreciated Cost of Improvements	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$			
O4/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio  Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data  Quality rating from cost service Effective date of cost data  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Estimated Remaining Economic Life (HUD and VA only)  30 Years	OPINION OF SITE VALUE  DWELLING  Garage/Carport  Total Estimate of Cost-New Less Physical F Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$			
O4/22 = \$1.745M (-18.62%)  O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Estimated Remaining Economic Life (HUD and VA only)  30 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ X Gross Rent Multiplier	OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical F Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPRO E (not required by Fannie Mae) = \$	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	Indicated V	=\$			
O4/22 = \$1.745M (-18.62%) O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Estimated Remaining Economic Life (HUD and VA only)  30 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) Single	OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical F Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPRO E (not required by Fannie Mae)  = \$ family residences are not ty	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	Indicated V	=\$			
O4/22 = \$1.745M (-18.62%) O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Estimated Remaining Economic Life (HUD and VA only)  30 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) Single and there is insufficient market data available to complete a credible incor	OPINION OF SITE VALUE  DWELLING  Garage/Carport  Total Estimate of Cost-New Less Physical F Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPROVEMENT OF THE PROPERTY OF THE PROPE	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	Indicated V	=\$			
O1/22 = \$1.745M (-18.62%) O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Estimated Remaining Economic Life (HUD and VA only) 30 Years  INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Single and there is insufficient market data available to complete a credible incor  PROJECT INFORMATION	OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical F Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPRO E (not required by Fannie Mae)  = \$ family residences are not tyne approach to value.  FOR PUDs (if applicable)	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional  OACH  /pically purch	Indicated V hased for their i	=\$			
COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Estimated Remaining Economic Life (HUD and VA only) 30 Years  INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Single and there is insufficient market data available to complete a credible incor  PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical F Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPRE E (not required by Fannie Mae)  = \$ family residences are not ty ne approach to value.  FOR PUDs (if applicable) No Unit type(s) Detached	Sq.Ft. @ \$  Sq.Ft. @ \$  Functional  OACH  /pically purch	Indicated V hased for their i	=\$			
O1/22 = \$1.745M (-18.62%) O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Estimated Remaining Economic Life (HUD and VA only) 30 Years  INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Single and there is insufficient market data available to complete a credible incor  PROJECT INFORMATION	OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical F Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPRE E (not required by Fannie Mae)  = \$ family residences are not ty ne approach to value.  FOR PUDs (if applicable) No Unit type(s) Detached	Sq.Ft. @ \$  Sq.Ft. @ \$  Functional  OACH  /pically purch	Indicated V hased for their i	=\$			
O4/22 = \$1.745M (-18.62%) O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Estimated Remaining Economic Life (HUD and VA only)  30 Years  INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Single and there is insufficient market data available to complete a credible incor  PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a	OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical F Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPRE E (not required by Fannie Mae)  = \$ family residences are not ty ne approach to value.  FOR PUDs (if applicable) No Unit type(s) Detached	Sq.Ft. @ \$  Sq.Ft. @ \$  Functional  OACH  /pically purch	Indicated V hased for their i	=\$			
O4/22 = \$1.745M (-18.62%) O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esting strength of the opinion of site value (summary of comparable land sales or other methods for esting strength of the opinion of site value (summary of comparable land sales or other methods for esting strength of the opinion of site value (summary of comparable land sales or other methods for esting strength of the opinion of site value (summary of sost adata and sales or other methods for esting strength of the sales or other methods for esting strength of the sales or other methods for esting strength of the sales or other methods for esting strength of the sales or other methods for esting sales or oth	OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Pepreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPRO E (not required by Fannie Mae) = \$ family residences are not tyne approach to value.  FOR PUDs (if applicable)  No Unit type(s) Detached and the subject property is an attached Data source(s)	Sq.Ft. @ \$  Sq.Ft. @ \$  Functional  OACH  /pically purch	Indicated V hased for their i	=\$			
O1/22 = \$1.745M (-18.62%) O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Estimated Remaining Economic Life (HUD and VA only)  30 Years    INCOME APPROACH TO VALUE   Estimated Monthly Market Rent \$ X Gross Rent Multiplier   Summary of Income Approach (including support for market rent and GRM) Single   and there is insufficient market data available to complete a credible incor	OPINION OF SITE VALUE  DWELLING  Garage/Carport  Total Estimate of Cost-New Less Physical Pepreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPROVEMENTS  E (not required by Fannie Mae)  = \$ family residences are not type approach to value.  FOR PUDs (if applicable)  No Unit type(s) Detached and the subject property is an attached.	Sq.Ft. @ \$  Sq.Ft. @ \$  Functional  OACH  /pically purch	Indicated V hased for their i	=\$			
COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Estimated Remaining Economic Life (HUD and VA only) 30 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) Single and there is insufficient market data available to complete a credible incor  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA a Legal Name of Project  Total number of phases Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s)	OPINION OF SITE VALUE  DWELLING  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPRO E (not required by Fannie Mae)  = \$ family residences are not tyne approach to value.  FOR PUDs (if applicable) No Unit type(s) Detached the subject property is an attached Total number of units sold Data source(s)  No If Yes, date of conversion	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional  OACH  pically purch Attache d dwelling unit.	Indicated V hased for their i	=\$			
COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Estimated Remaining Economic Life (HUD and VA only) 30 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) Single and there is insufficient market data available to complete a credible incor  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA a Legal Name of Project  Total number of phases Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s)	OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Pepreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPRO E (not required by Fannie Mae) = \$ family residences are not tyne approach to value.  FOR PUDs (if applicable)  No Unit type(s) Detached and the subject property is an attached Data source(s)	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional  OACH  pically purch Attache d dwelling unit.	Indicated V hased for their i	=\$			
COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Estimated Remaining Economic Life (HUD and VA only) 30 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) Single and there is insufficient market data available to complete a credible incor  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA a Legal Name of Project  Total number of phases Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s)	OPINION OF SITE VALUE  DWELLING  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPRO E (not required by Fannie Mae)  = \$ family residences are not tyne approach to value.  FOR PUDs (if applicable) No Unit type(s) Detached the subject property is an attached Total number of units sold Data source(s)  No If Yes, date of conversion	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional  OACH  pically purch Attache d dwelling unit.	Indicated V hased for their i	=\$			
O4/22 = \$1.745M (-18.62%)  O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data  Quality rating from cost service Effective date of cost data  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) Single and there is insufficient market data available to complete a credible incor  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project  Total number of units rented Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s)  Are the units, common elements, and recreation facilities complete? Yes No Data Source(s)	OPINION OF SITE VALUE  DWELLING  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPRO E (not required by Fannie Mae)  = \$ family residences are not tyne approach to value.  FOR PUDs (if applicable) No Unit type(s) Detached the subject property is an attached Total number of units sold Data source(s)  No If Yes, date of conversion	Sq.Ft. @ \$  Sq.Ft. @ \$  Functional  OACH  /pically purch  d dwelling unit.	Indicated V hased for their i	=\$			
O4/22 = \$1.745M (-18.62%)  O1/22 = \$1.765M (-19.54%)  COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti  ESTIMATED	OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Popereciated Cost of Improvements "As-is" Value of Site Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPRE (Inot required by Fannie Mae) = \$ family residences are not ty ne approach to value.  FOR PUDs (if applicable) No Unit type(s) Detached nd the subject property is an attached  Total number of units sold Data source(s) No If Yes, date of conversion  If No, describe the status of comple	Sq.Ft. @ \$  Sq.Ft. @ \$  Functional  OACH  /pically purch  d dwelling unit.	Indicated V hased for their i	=\$			

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Page 3 of 6

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

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

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

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

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

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

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

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

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

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

Freddie Mac Form 2055 March 2005

UAD Version 9/2011 Page 4 of 6

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.

Freddie Mac Form 2055 March 2005

- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

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

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Derek Mitchell	Name
Company Name Clario Appraisal Network	Company Name
Company Address 4730 Westwood Ct	Company Address
Dublin, CA 94568	
Telephone Number <u>925-577-3759</u>	Telephone Number
Email Address derek.mitchell@clarioappraisal.com	Email Address
Date of Signature and Report 10/15/2022	Date of Signature
Effective Date of Appraisal 10/12/2022	State Certification #
State Certification # AR003044	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License 10/18/2022	SUBJECT PROPERTY
	Did not inspect exterior of subject property
ADDRESS OF PROPERTY APPRAISED	Did inspect exterior of subject property from street
5666 Turban Ct	Data of Improcion
Fremont, CA 94538	Date of inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,325,000	
LENDER/CLIENT	COMPARABLE SALES
Name ClearCapital.com, Inc: California #1256	☐ Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc	☐ Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach Blvd Suite 100,	Date of Inspection
Redondo Beach, CA 90278	
Email Address	

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Page 6 of 6

Fannie Mae Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report File # 33414785 FEATURE COMPARABLE SALE # 4 COMPARABLE SALE # 6 Address 5666 Turban Ct 5473 Borgia Rd Fremont, CA 94538 Fremont, CA 94538 Proximity to Subject 0.29 miles NW Sale Price \$ \$ 1,630,000 Sale Price/Gross Liv. Area sq.ft. \$ 738.89 sq.ft. sq.ft. sa.ft. Data Source(s) MLS#40988066;DOM 6 Verification Source(s) Doc #95729 DESCRIPTION DESCRIPTION VALUE ADJUSTMENTS DESCRIPTION +(-) \$ Adjustment +(-) \$ Adjustment +(-) \$ Adjustment DESCRIPTION Sales or Financing ArmLth Concessions Conv;0 Date of Sale/Time s05/22;c04/22 -304,000 Location -50.000 A;FwyNoise; A;MnrFwyNoise; Leasehold/Fee Simple Fee Simple Fee Simple Site 8800 sf 5400 sf +34,000 View N;Res; N;Res; Design (Style) DT1;Traditional DT2;Traditional Quality of Construction Q4 Q4 Actual Age 59 60 0 Condition C3 C4 +50,000 Above Grade Total Bdrms. Baths Total Bdrms. Baths O Total Bdrms. Baths Total Bdrms. Baths Room Count 4 4.0 4 2.0 +10,000 Gross Living Area 1,980 sq.ft. 2,206 sq.ft. -45,000 sq.ft. sq.ft. Basement & Finished 0sf 0sf Rooms Below Grade Functional Utility Average Average Heating/Cooling FWA;None FWA;CAC -5,000 **Energy Efficient Items** Solar (leased) None 0 Garage/Carport 2ga2dw 2gbi2dw 0 Porch/Patio/Deck Patio Patio Fireplaces None 1 F/P 0 Exterior Features Storage Pool 0 Net Adjustment (Total) **X** -\$ \$ -310,000 Adjusted Sale Price Net Adj. 19.0 % Net Adi. % Net Adi. % of Comparables % Gross Adj. 30.6 % |\$ 1.320.000 Gross Adj. Gross Adj. Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3). ITEM SUBJECT COMPARABLE SALE # 4 COMPARABLE SALE # 5 COMPARABLE SALE # 6 Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) CRS Data Paragon MLS Effective Date of Data Source(s) 10/15/2022 10/15/2022 Analysis of prior sale or transfer history of the subject property and comparable sales Analysis/Comments

## **Subject Photo Page**

Borrower	Redwood Holdings LLC (see page 3)						
Property Address	5666 Turban Ct						
City	Fremont	County	Alameda	State	CA	Zip Code	94538
Lender/Client	Wedgewood Inc						



## **Subject Front**

5666 Turban Ct

Sales Price

Gross Living Area 1,980
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 4.0

Location A;FwyNoise;
View N;Res;
Site 8800 sf
Quality Q4
Age 59



## **Subject Rear**



## **Subject Street**

## **Comparable Photo Page**

Borrower	Redwood Holdings LLC (see page 3)						
Property Address	5666 Turban Ct						
City	Fremont	County	Alameda	State	CA	Zip Code	94538
Lender/Client	Wedgewood Inc						



## **Comparable 1**

42640 Saratoga Park St

0.40 miles NE Prox. to Subject Sale Price 1,300,000 Gross Living Area 1,806 Total Rooms 7 Total Bedrooms 4 Total Bathrooms 2.0 Location N;Res; N;Res; View Site 5700 sf Quality Q4 60 Age



## Comparable 2

4990 Hyde Park Dr

**Total Bathrooms** 

Prox. to Subject 0.40 miles SE
Sale Price 1,630,000
Gross Living Area 1,975
Total Rooms 7
Total Bedrooms 4

Location A;MnrFwyNoise;

3.0

 View
 N;Res;

 Site
 8450 sf

 Quality
 Q4

 Age
 61



## Comparable 3

5632 Shana St

Prox. to Subject 0.04 miles NW Sale Price 1,725,000 Gross Living Area 7 Total Redrooms 4 Total Bathrooms 3.0

Location A;FwyNoise;
View N;Res;
Site 7245 sf
Quality Q4
Age 60

## **Comparable Photo Page**

Borrower	Redwood Holdings LLC (see page 3)						
Property Address	5666 Turban Ct						
City	Fremont	County	Alameda	State	CA	Zip Code	94538
Lender/Client	Wedgewood Inc						



## Comparable 4

5473 Borgia Rd

Prox. to Subject 0.29 miles NW Sale Price 1,630,000 Gross Living Area 7 Total Bedrooms 4 Total Bathrooms 2.0

Location A;MnrFwyNoise;

 View
 N;Res;

 Site
 5400 sf

 Quality
 Q4

 Age
 60

## Comparable 5

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

## Comparable 6

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

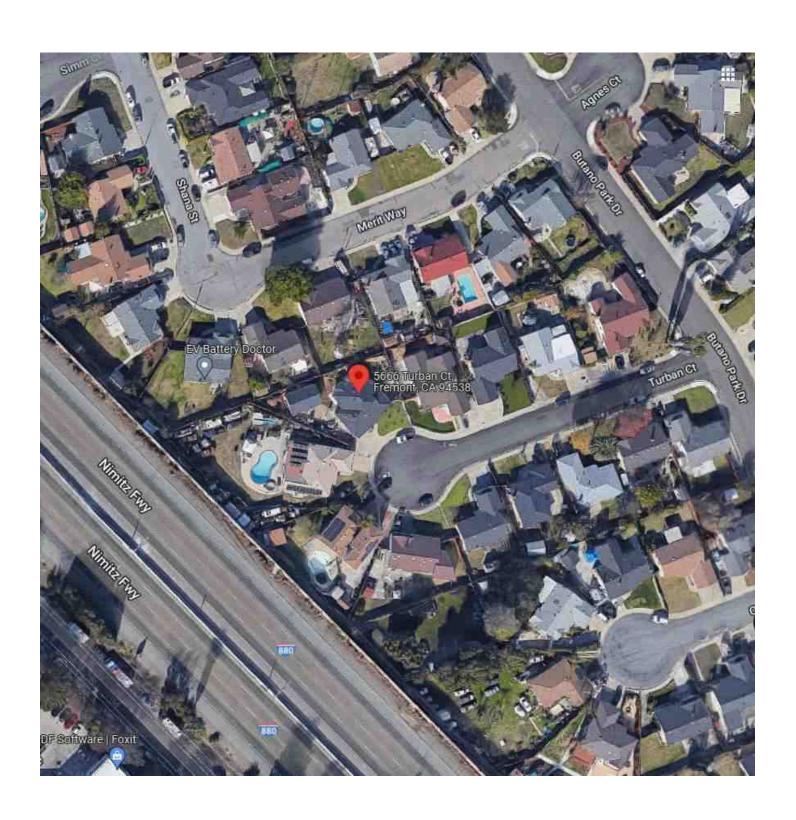
### **Location Map**

Borrower	Redwood Holdings LLC (see page 3)						
Property Address	5666 Turban Ct						
City	Fremont	County	Alameda	State	CA	Zip Code	94538
Lender/Client	Wedgewood Inc						



## **Aerial Photo**

Borrower	Redwood Holdings LLC (see page 3)						
Property Address	5666 Turban Ct						
City	Fremont	County	Alameda	State	CA	Zip Code	94538
Lender/Client	Wedgewood Inc						



### **MLS Price Trend Data**

## Market Conditions Addendum Report (Fannie Mae Form 1004MC) (Freddie Mac Form 71)

Date Run: 10/14/2022

Base/List Date/Current: 10/14/2022

Stable Range Selected High Limit 0% Low Limit 0%

#### Year 1- Current to 12 Months

Inventory Analysis	Prior 7 - 12 Months	Prior 4 - 6 Months	Current - 3 Months	Y1 Overall Trend
Total # of Comparable Sales (Settled)	142	74	78	Stable
Absorption Rate (Total Sales/Months)	23.67	24.67	26	Increasing
Total # of Comparable Active Listings	9	22	33	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.38	0.89	1.27	Increasing
Median Sale & ListPrice, DOM, Sale/List%	Prior 7 - 12 Months	Prior 4 - 6 Months	Current - 3 Months	Y1 Overall Trend
Median Comparable Sale Price	\$1,755,000.00	\$1,810,000.00	\$1,630,000.00	Decreasing
Median Comparable Sales Days on Market	8	8	12	Increasing
Median Comparable List Price	\$1,599,894.00	\$1,688,000.00	\$1,649,000.00	Increasing
Median Comparable Listings Days on Market	8	11	16	Increasing
Median Sale Price as % of List Price	112.95%	110.04%	99.74%	Decreasing

#### Year 2- 13 to 24 Months

Inventory Analysis	Prior 22 - 24 Months	Prior 19 - 21 Months	Prior 16 - 18 Months	Prior 13 - 15 Months	Y2 Overall Trend
Total # of Comparable Sales (Settled)	79	67	108	120	Increasing
Absorption Rate (Total Sales/Months)	26.33	22.33	36	40	Increasing
Total # of Comparable Active Listings	5	14	23	14	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.19	0.63	0.64	0.35	Increasing
Median Sale & ListPrice, DOM, Sale/List%	Prior 22 - 24 Months	Prior 19 - 21 Months	Prior 16 - 18 Months	Prior 13 - 15 Months	Y2 Overall Trend
Median Comparable Sale Price	\$1,390,000.00	\$1,431,000.00	\$1,605,000.00	\$1,610,000.00	Increasing
Median Comparable Sales Days on Market	7	7	8	7	Stable
Median Comparable List Price	\$1,272,000.00	\$1,300,000.00	\$1,449,900.00	\$1,498,388.00	Increasing
Median Comparable Listings Days on Market	29	14	14	8	Decreasing
Median Sale Price as % of List Price	106.61%	110.26%	113.53%	111.21%	Increasing

#### Explanation of Results:

- 1. The overall trend compares the latest reported period with the most current reported period. If the latest or most current reported period does not have a value it is not used in the overall trend calculation. If three or more reported periods in Year 2 have no value then the overall trend will be reported as stable. If two or more reported periods in Year 1 have no value then the overall trend will be reported as stable.
- 2. The overall trend is reported as stable if the difference between the compared periods falls within the stable range selected by the user. All differences higher than the high limit of the stable range are increasing. All differences lower than the low limit of the stable range are decreasing.
- 3. The overall trend for Total # Comparable Sales and the Absorption Rate use the same calculation. The overall trend for both values will be the same.
- 4. The Total # of Comparable Active Listings is determined using data from a single date in the reported time period. There is no need for further calculations to determine the intermediate trend for this value.
- 5. The Median Sales Price/List Price ratio is calculated independently for each listing in the reported time period and the median of those values is reported. The value cannot be calculated using any of the data in the report form above.

### **Building Permit**

Search Records

Report a Violation

Register

Login

Record BLD2018-03581: Building Permit Record Status: Expired

Record Info

Payments \*

## **Work Location**

5666 Turban Ct

## **Record Details**

## Applicant:

JINHUI XIAO

HOME OWNER

**United States** 

Phone 1:408-477-4700

ue1689@gmail.com

### Owner:

LI JUNKAI & XIAO JINHUI 5666 TURBAN CT FREMONT CA 94538-3911

- →More Details
  - Related Contacts
  - Application Information
  - Application Information Table
  - Parcel Information

## **Project Information:**

Jinhui storage shed

Install a 600 sq ft storage shed in back yard. NOT FOR HABITABLE USE. (rgs)

### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C/

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

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

C5

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

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

C6

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

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

### **Quality Ratings and Definitions**

Q-

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.

#### Ω4

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 ungrades.

#### Q6

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

### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

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

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

## Updated

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

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

### Remodeled

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

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

### **Explanation of Bathroom Count**

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

### Example:

3.2 indicates three full baths and two half baths.

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

## Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
А	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk AdjPwr	Adjacent to Park	Location
ArmLth	Adjacent to Power Lines  Arms Length Sale	Location Sale or Financing Concessions
AT	Attached Structure	Design (Style)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
C	Contracted Date	Date of Sale/Time
Cash	Cash Commercial Influence	Sale or Financing Concessions Location
Comm	Conventional	Sale or Financing Concessions
Ср	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway  Evoiration Data	Garage/Carport
Estate	Expiration Date Estate Sale	Date of Sale/Time Sale or Financing Concessions
FHA	Estate Sale   Federal Housing Authority	Sale or Financing Concessions  Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location View
LtdSght MR	Limited Sight Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
ор	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location  Solo or Financing Concessions
Relo REO	Relocation Sale REO Sale	Sale or Financing Concessions Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
S	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown Veterana Administration	Date of Sale/Time
VA w	Veterans Administration Withdrawn Date	Sale or Financing Concessions  Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

## **USPAP ADDENDUM**

File No. 33414785

Borrower Redwood Holdings LLC (see page 3) Property Address 5666 Turban Ct City State CA Zip Code 94538 County Alameda Fremont Lender Wedgewood Inc This report was prepared under the following USPAP reporting option: Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a). Restricted Appraisal Report This report was prepared in accordance with USPAP 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: 0-90 days **Additional Certifications** I certify that, to the best of my knowledge and belief: X 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. - 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 - 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). **Additional Comments** SUPERVISORY APPRAISER: (only if required) APPRAISER: Signature: Signature: Name: Derek Mitchell Name: Date Signed: <u>10/15/2022</u> Date Signed: State Certification #: AR003044 State Certification #: or State License #: or State License #: State: <u>CA</u> State: Expiration Date of Certification or License: 10/18/2022 Expiration Date of Certification or License: Effective Date of Appraisal: 10/12/2022 Supervisory Appraiser Inspection of Subject Property: Interior and Exterior Did Not Exterior-only from Street

### **E&O** Insurance



PRODUCER

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/11/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

RODUCER
ASSURANCE, a Marsh & McLennan Agency LLC company

ON N. Martingale Road

FAX. (AC. No. Ext): 312-625-5592

(AC. No. (847) 440-9123

Assurance, a Marsh & McLennan Agency LLC company 20 N Martingale Road Suite 100 Schaumburg IL 60173				NAME: Floria Crieft PHONE (A/C, No. Ext): 312-625-5592 (E-MAIL ADDRESS: fchen@assuranceagency.com				
				INSTIDED CLEAHOL-02				INSURER A : AXA Insurance Company
NSURED ClearCapital.com, Inc. ClearCapital Holdings, Inc. 300 E 2nd Street Suite 1405 Reno NV 89501				INSURER B:				_
				INSURE	ic:			
				INSURER D : INSURER E :				
IZE	10 14 4 69301			INSURE	RF:			
COV	/ERAGES CERTIF	ICATE	NUMBER: 667417962			· ·	REVISION NUMBER:	
IN CE EX	IIS IS TO CERTIFY THAT THE POLICIES OF DICATED. NOTWITHSTANDING ANY REQUESTIFICATE MAY BE ISSUED OR MAY PER ICLUSIONS AND CONDITIONS OF SUCH POLICIES.	IREMEN RTAIN, T LICIES.	NT, TERM OR CONDITION THE INSURANCE AFFORDI LIMITS SHOWN MAY HAVE	OF ANY	CONTRACT HE POLICIES EDUCED BY	OR OTHER DESCRIBED PAID CLAIMS.	OCUMENT WITH RESPECT TO	T TO WHICH THIS
NSR LTR		DL SUBR	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	El .
	COMMERCIAL GENERAL LIABILITY							\$
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	s
								\$
								\$
	GEN'L AGGREGATE LIMIT APPLIES PER:							\$
İ	POLICY PRO- JECT LOC							\$
1	OTHER:							\$
	AUTOMOBILE LIABILITY	1					COMBINED SINGLE LIMIT	\$
	ANY AUTO						(Ea accident)	\$
	OWNED SCHEDULED					9	PARTICIPATION AND PROCESSOR SERVICES	\$
	AUTOS ONLY AUTOS NON-OWNED						PROPERTY DAMAGE	\$ \$
	AUTOS ONLY AUTOS ONLY						(Per accident)	760
		_	+	-		-	<u> </u>	\$
	UMBRELLA LIAB OCCUR					5	EACH OCCURRENCE	\$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	\$
_	DED RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY  Y/N						PER OTH- STATUTE ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED?	A					E.L. EACH ACCIDENT	\$
	(Mandatory In NH) If yes, describe under						E.L. DISEASE - EA EMPLOYEE	\$
	DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$
Α	Professional Liability		MPP9044163		10/18/2021	10/18/2022	Claim/Aggregate	\$5,000,000
	RIPTION OF OPERATIONS / LOCATIONS / VEHICLES PROOF OF INSURANCE	(ACORD	101, Additional Remarks Schedul	le, may be	attached if more	e space is require	ed)	
	agreed that the following is an Additional Ir	nsured,	when required by written of	contract,	on the Profe	essional Liabi	lity policy.	
CER	TIFICATE HOLDER			CANC	ELLATION			
Clario Appraisal Network, Inc. PROOF OF INSURANCE				THE	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
				Liare Poligie				
					© 19	88-2015 AC	ORD CORPORATION. A	All rights reserved

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

