

APPRAISAL OF



LOCATED AT:

441 Ian Court
Hollister, CA 95023

FOR:

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

BORROWER:

Oscar Covarrubias

AS OF:

March 23, 2023

BY:

David Rocha
Certified Residential Appraiser, AR038102

Exterior-Only Inspection Residential Appraisal Report

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

Property Address 441 Ian Court City Hollister State CA Zip Code 95023
Borrower Oscar Covarrubias Owner of Public Record Oscar Covarrubias County San Benito
Legal Description 441 IAN CT
Assessor's Parcel # 054-570-017-000 Tax Year 2022 R.E. Taxes \$ 5,323
Neighborhood Name Hollister Map Reference Exterior Census Tract 0005.02
Occupant [X] Owner [] Tenant [] Vacant Special Assessments \$ 0 [] PUD HOA \$ 0 [] per year [] per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [] Purchase Transaction [] Refinance Transaction [X] Other (describe) Servicing
Lender/Client Wedgewood Inc. Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [] Yes [X] No
Report data source(s) used, offering price(s), and date(s). MLS, County Record. Subject has not been listed across local MLS in the past 36 months

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

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Table with columns: Neighborhood Characteristics, One-Unit Housing Trends, One-Unit Housing, Present Land Use %
Location [] Urban [X] Suburban [] Rural Property Values [] Increasing [X] Stable [] Declining PRICE AGE One-Unit 80 %
Built-Up [] Over 75% [X] 25-75% [] Under 25% Demand/Supply [X] Shortage [] In Balance [] Over Supply \$(000) (yrs) 2-4 Unit 2 %
Growth [] Rapid [X] Stable [] Slow Marketing Time [X] Under 3 mths [] 3-6 mths [] Over 6 mths 650 Low 12 Multi-Family 1 %
Neighborhood Boundaries The Hollister neighborhood is bordered by Hwy 152-north, foothills-east, Hwy 101-west 882 High 41 Commercial 10 %
and Tres Pinos-south. 770 Pred. 28 Other vacant 7 %
Neighborhood Description See Attached Addendum.
Market Conditions (including support for the above conclusions) See Attached Addendum.

Dimensions 6000 X 1 Area 6000 sf Shape Irregular View N:Res;
Specific Zoning Classification R1 Zoning Description Single family residential
Zoning Compliance [X] Legal [] Legal Nonconforming (Grandfathered Use) [] No Zoning [] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [] No If No, describe. Highest and best use is as developed/improved. No other uses than SFR would be viable, or allowed..It is legally permissible, physically possible financially feasible and most profitable
Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private
Electricity [X] [] Water [X] [] Street Asphalt [X] []
Gas [X] [] Sanitary Sewer [X] [] Alley None [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 06069C0185D FEMA Map Date 04/16/2009
Are the utilities and off-site improvements typical for the market area? [X] Yes [] No If No, describe. Public are typical and common for area.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [] Yes [X] No If Yes, describe. No adverse site conditions, no encroachments, or physical conditions observed. Site size is from county record dimensions.. Exterior inspection from the street only, front of property is Concrete. Covered front porch, public utilities being typical and common. See additional comments above cost approach.

Source(s) Used for Physical Characteristics of Property [] Appraisal Files [X] MLS [X] Assessment and Tax Records [] Prior Inspection [] Property Owner
[X] Other (describe) Visual exterior inspection Data Source(s) for Gross Living Area Realist, MLS listings, county records
GENERAL DESCRIPTION GENERAL DESCRIPTION Heating / Cooling Amenities Car Storage
Units [X] One [] One with Accessory Unit [X] Concrete Slab [] Crawl Space [X] FWA [] HWBB [X] Fireplace(s) # 1 [] None
of Stories 2 [] Full Basement [] Finished [] Radiant [] WoodStove(s) # 0 [X] Driveway # of Cars 3
Type [X] Det. [] Att. [] S-Det./End Unit [] Partial Basement [] Finished [] Other [X] Patio/Deck CC Driveway SurfaceCONC
[X] Existing [] Proposed [] Under Const. Exterior Walls Stucco/Avg Fuel Gas [X] Porch CC [X] Garage # of Cars 2
Design (Style) Traditional Roof Surface Tile/Avg [] Central Air Conditioning [] Pool None [] Carport # of Cars 0
Year Built 2000 Gutters & Downspouts Metal/Avg [] Individual [X] Fence Wood [] Attached [] Detached
Effective Age (Yrs) 20 Window Type DP/Avg [X] Other None [] Other None [X] Built-in
Appliances [] Refrigerator [] Range/Oven [] Dishwasher [] Disposal [] Microwave [] Washer/Dryer [X] Other (describe) Unknown-exterior inspection only

Finished area above grade contains: 8 Rooms 4 Bedrooms 3.0 Bath(s) 1,926 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Traditional style home and typical for neighborhood and market. Maintained, covered front porch, 2 car garage, rear patio. Exterior inspection from the street only.
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3:Kitchen-update unknown;Bathrooms update unknown, exterior inspection from the street only, above average quality newer home typical for neighborhood and market. Water heater type unknown, the MLS had some dated photos from a previous sale in 2010, It is assumed subject interior is in same condition, as interior photos show. Square footage is fom local county records.

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [X] No If Yes, describe. No physical deficiencies or adverse conditions noted. This is an exterior inspection from the street only. It is assumed that at the time of inspection water and electricity on and functioning typically. The kitchen was functional; the cabinets were installed, stove and sink were working. In addition, the property was habitable and all mechanical equipment, plumbing, gas, electrical were functional and in working condition. CO/smoke detectors unknown, water heater unknown.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [] No If No, describe. Subject is customary to its neighborhood with a typical lot, maintenance, and landscaping as surrounding homes.

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There are 11 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 691,000 to \$ 950,000

There are 88 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 650,000 to \$ 882,000

SALES COMPARISON APPROACH

| FEATURE | SUBJECT | | | COMPARABLE SALE NO. 1 | | | COMPARABLE SALE NO. 2 | | | COMPARABLE SALE NO. 3 | | | | | |
|--|------------------|-------|-------|--|-------|-------|--|-------|-------|--|-------|-------|--------------------|-------|-------|
| 441 Ian Court Address Hollister, CA 95023 | | | | 1640 Mimosa Street Hollister, CA 95023 | | | 1290 Morningside Circle Hollister, CA 95023 | | | 1301 Trieste Drive Hollister, CA 95023 | | | | | |
| Proximity to Subject | | | | 2.33 miles SE | | | 1.89 miles SE | | | 0.84 miles SE | | | | | |
| Sale Price | \$ 0.00 sq. ft. | | | \$ 775,000 | | | \$ 835,000 | | | \$ 715,000 | | | | | |
| Sale Price/Gross Liv. Area | \$ 0.00 sq. ft. | | | \$ 310.00 sq. ft. | | | \$ 396.67 sq. ft. | | | \$ 355.01 sq. ft. | | | | | |
| Data Source(s) | | | | MLSListings #ML81912110;DOM 96 | | | MLSL #ML81916105;DOM 6 | | | MLSListings #ML81914827;DOM 9 | | | | | |
| Verification Source(s) | | | | MLS/Realist Doc# 1536 | | | MLS/Realist Doc# 1034 | | | MLS/Realist Doc# 224 | | | | | |
| VALUE ADJUSTMENTS | DESCRIPTION | | | DESCRIPTION | | | +(-) \$ Adjustment | | | DESCRIPTION | | | +(-) \$ Adjustment | | |
| Sale or Financing Concessions | | | | ArmLth Conv:0 | | | | | | ArmLth Conv:0 | | | | | |
| Date of Sale/Time | | | | s03/23;c02/23 | | | | | | s02/23;c01/23 | | | | | |
| Location | A;Res;BsyRd | | | A;Res;BsyRd | | | | | | A;Res;BsyRd | | | | | |
| Leasehold/Fee Simple | Fee Simple | | | Fee Simple | | | | | | Fee Simple | | | | | |
| Site | 6000 sf | | | 8000 sf | | | -2,000 | | | 6747 sf | | | -500 | | |
| View | N;Res; | | | N;Res; | | | | | | N;Res; | | | | | |
| Design (Style) | DT2:Traditional | | | DT2:Traditional | | | | | | DT2:Traditional | | | | | |
| Quality of Construction | Q3 | | | Q3 | | | | | | Q3 | | | | | |
| Actual Age | 23 | | | 23 | | | | | | 26 | | | 3,000 | | |
| Condition | C3 | | | C3 | | | | | | C3 | | | | | |
| Above Grade | Total | Bdrms | Baths | Total | Bdrms | Baths | Total | Bdrms | Baths | Total | Bdrms | Baths | Total | Bdrms | Baths |
| Room Count | 8 | 4 | 3.0 | 9 | 5 | 3.0 | 0 | 8 | 4 | 2.1 | 5,000 | 7 | 3 | 3.0 | 0 |
| Gross Living Area | 50 1,926 sq. ft. | | | 2,500 sq. ft. | | | -28,700 | | | 2,105 sq. ft. | | | -9,000 | | |
| Basement & Finished Rooms Below Grade | 0sf | | | 0sf | | | | | | 0sf | | | | | |
| Functional Utility | Average | | | Average | | | | | | Average | | | | | |
| Heating/Cooling | FWA None | | | FWA C/Air | | | -1,500 | | | FWA C/Air | | | -1,500 | | |
| Energy Efficient Items | None | | | None | | | | | | Solar (owned) | | | -20,000 | | |
| Garage/Carport | 2gbi3dw | | | 2gbi2dw | | | 0 | | | 2gbi2dw | | | 0 | | |
| Porch/Patio/Deck | Porch,Patio | | | Porch,Patio | | | | | | Porch,Patio | | | | | |
| Fireplace | 1 F/P | | | 1 F/P | | | | | | 1 F/P | | | | | |
| Amenity | No Landscaping | | | No Landscaping | | | | | | Superior Landscape | | | -25,000 | | |
| Updates/Rmdl | None | | | Kitchen | | | -10,000 | | | Kitchen,Bathrooms | | | -30,000 | | |
| Net Adjustment (Total) | | | | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | | | \$ 42,200 | | | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | | | \$ 78,000 | | |
| Adjusted Sale Price of Comparables | | | | Net Adj. -5.4% | | | | | | Net Adj. -9.3% | | | | | |
| | | | | Gross Adj. 5.4% | | | \$ 732,800 | | | Gross Adj. 11.3% | | | \$ 757,000 | | |
| | | | | | | | | | | Gross Adj. 2.7% | | | \$ 719,600 | | |

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain Subject has not transferred in past 36 months per county records and MLS.

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

Data source(s) County records, MLS

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

Data source(s) County records, MLS

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

| ITEM | SUBJECT | COMPARABLE SALE NO. 1 | COMPARABLE SALE NO. 2 | COMPARABLE SALE NO. 3 |
|----------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Date of Prior Sale/Transfer | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | CoreLogic County Records | CoreLogic County Records | CoreLogic County Records | CoreLogic County Records |
| Effective Date of Data Source(s) | 03/23/2023 | 03/23/2023 | 03/23/2023 | 03/23/2023 |

Analysis of prior sale or transfer history of the subject property and comparable sales Subject has not transferred in past 36 months per county and MLS. There has been rapid appreciation in the local real estate markets due to historically low interest rates and low supply of housing on the market, now interest rates are on the rise, conditions are currently balancing to a lowered market with increasing supply, coupled with lessening demand due to high costs of housing and market uncertainties. Foreclosures and distressed sales are less common in this market as prices have risen; but they have an impact on market values and marketability.

Summary of Sales Comparison Approach. \$50 per sq. ft. living area adjustment. Comps from subject market Hollister; and chosen for similar age, design, quality & appeal compared to subject. Any site adjustments are based on lot utility & privacy factors. \$10,000 per bath count difference, if needed. Limited inventory and turnover of comparable homes in this market. Comps are most current, closest, and comparable, sales compared to subject. Condition differences are reflected in Updates/Rmdl line items. See Comps #4, #5, #6. GLA adjustment determined by pairing Comps #1 and #3 with Comp #2. Age adjustment appeared warranted.

Indicated Value by Sales Comparison Approach \$ 740,000

Indicated Value by: Sales Comparison Approach \$740,000 Cost Approach (if developed) \$ 710,200 Income Approach (if developed) \$ 0

This report is digitally signed, password protected and electronically delivered to client for mortgage loan purposes only. Value relies primarily on the sales comparison (market) approach. Final opinion of Value also supported by in-program weighted value calculator. Value based on an exposure time of under 3 months based on market activity, prior to the effective date of value.

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: See addendum. The opinion of value of this appraisal is the result of an appraisal report per USPAP definitions.

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 740,000 as of 03/23/2023, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

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ADDITIONAL COMMENTS

Property Considerations: No hazardous sites or property conditions were observed. Exterior inspections of the subject from the street did not identify any evidence of termites or other wood destroying insects. No structural concerns were visible. Roof was visible and appeared to be watertight with no visible leaks noted exterior.

This was an exterior inspection from the street, it is assumed that there was no mechanical, electrical and other health or safety concerns: Subject's electrical service was turned on at time of inspection. Water was turned on at time of inspection, with no evidence of current water leaks. No evidence of prior leakages noted at time of inspection. No missing fixtures noted. Windows appeared to be in good working order. Kitchen cabinetry was installed, functioning typically and no noticeable defects noted. All appliances were installed and appeared to be functioning typically. Sink and fixtures were installed and functioning typically. No exposed wiring noted. Water heater was wall mounted, tankless heater. Smoke and Carbon Monoxide detector installed.

Modified report due to COVID-19 Temporary Flexibilities

Appraisal was made to give an opinion of fair market value for intended use only. This is a "DRIVEBY APPRAISAL REPORT" per USPAP definitions. DRIVEBY appraisal only-interior not inspected. County records regarding subject property were also checked and verified. If any information in regards to interior finishes and details, changes, appraiser reserves the right to amend the final opinion of value.

At the time of driveby inspection, it is assumed the kitchens was functional; the cabinets were installed, stove and sinks were working. Water, gas and electricity on and functioning typically. In addition, the property was habitable and all mechanical equipment, plumbing, gas, electrical were functional and in working condition.

The intended use of this appraisal is the Lender/Client. The intended use is to evaluate the subject property's market value for new refinance loan subject to the stated Scope of Work and indicated purpose of this order's reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. Appraiser reserves the right to amend this final opinion of value upon receiving additional, or contrary, information regarding the overall condition and exact size and interior characteristics of subject. Subject appears to be maintained in "for sale" condition. Appraiser does not guarantee the subject is free from defects. Driveby appraisal only. Entire exterior premises were not viewed. Interior not personally inspected. Front inspection only. I have performed no services, as an appraiser or in any other capacity, regarding the subject property within the three-year period preceding acceptance of this assignment.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Land value is by the abstraction method due to lack of vacant land sales. Cost estimates are from local contractors, building-cost.net, and cost guide books. Due to dated material and information from national cost guide books, local contractors are given more consideration to actual replacement costs.

Table with columns for cost components and values. Includes rows for Estimated Remaining Economic Life (50 Years), Total Estimate of Cost-New (\$465,156), and Indicated Value by Cost Approach (\$710,200).

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) Subject is located in an area primarily owner-occupied single family residences and the Income Approach to Value is not considered to be meaningful due to lack of a reliable gross rent multiplier.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

Total number of phases Total number of units Total number of units sold

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

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

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

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

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

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

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

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

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

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

Exterior-Only Inspection Residential Appraisal Report

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

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

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

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

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

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

Minda J Ishii, licensed trainee appraiser #AT3009280; co-inspected the subject and comparable sales in this report, and provided significant contribution to the market analysis, compilation, and to the development and reporting of final opinion of value to this appraisal report. In accordance with USPAP Standards; Davis R Rocha, certified residential appraiser #AR038102; is the sole signatory to this report and accepts full responsibility for its content.

APPRAISER

Signature [Handwritten Signature]
Name David Rocha
Company Name David Rocha, Certified Residential
Company Address 1997 Serene Drive
Hollister, CA 95023
Telephone Number 408-804-1400
Email Address daverocha20@gmail.com
Date of Signature and Report 03/25/2023
Effective Date of Appraisal 03/23/2023
State Certification # AR038102
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 08/23/2023

ADDRESS OF PROPERTY APPRAISED
441 Ian Court
Hollister, CA 95023

APPRAISED VALUE OF SUBJECT PROPERTY \$ 740,000

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

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY
[] Did not inspect exterior subject property
[] Did inspect exterior of subject property from street
Date of Inspection

COMPARABLE SALES
[] Did not inspect exterior of comparable sales from street
[] Did inspect exterior of comparable sales from street
Date of Inspection

Exterior-Only Inspection Residential Appraisal Report

| FEATURE | SUBJECT | COMPARABLE SALE NO. 4 | | COMPARABLE SALE NO. 5 | | COMPARABLE SALE NO. 6 | |
|---|------------------------------|--|--------------------------|--|--------------------|--|--------------------|
| 441 Ian Court Address Hollister, CA 95023 | | 660 La Baig Drive Hollister, CA 95023 | | 780 Riviera Drive Hollister, CA 95023 | | 2511 Valley View Road Hollister, CA 95023 | |
| Proximity to Subject | | 0.41 miles NE | | 0.42 miles NE | | 2.07 miles SE | |
| Sale Price | \$ | | \$ 730,000 | | \$ 819,000 | | \$ 770,000 |
| Sale Price/Gross Liv. Area | \$ 0.00 sq. ft. | \$ 395.24 sq. ft. | | \$ 327.60 sq. ft. | | \$ 308.00 sq. ft. | |
| Data Source(s) | | MLSListings #ML81887071;DOM 2 | | MLSL #ML81909744;DOM 124 | | MLSL #ML81921086;DOM 11 | |
| Verification Source(s) | | MLS/Realist Doc# 6518 | | MLS/Realist Pending | | MLS/Realist Pending | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +() \$ Adjustment | DESCRIPTION | +() \$ Adjustment | DESCRIPTION | +() \$ Adjustment |
| Sale or Financing Concessions | | ArmLth Conv:0 | | Listing :0 | | Listing :0 | |
| Date of Sale/Time | | s06/22;c05/22 | | c02/23 | | c03/23 | |
| Location | A;Res;BsyRd | A;Res;BsyRd | | N;Res; | -5,000 | A;Res;BsyRd | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 6000 sf | 6743 sf | 0 | 6000 sf | | 6098 sf | 0 |
| View | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Design (Style) | DT2;Traditional | DT2;Traditional | | DT2;Traditional | | DT2;Traditional | |
| Quality of Construction | Q3 | Q3 | | Q3 | | Q3 | |
| Actual Age | 23 | 24 | 1,000 | 11 | -12,000 | 26 | 0 |
| Condition | C3 | C3 | | C3 | | C3 | |
| Above Grade Room Count | Total Bdrms Baths 8 4 3.0 | Total Bdrms Baths 7 3 2.1 | 5,000 | Total Bdrms Baths 9 4 3.1 | -5,000 | Total Bdrms Baths 8 4 2.1 | 5,000 |
| Gross Living Area | 50 1,926 sq. ft. | 1,847 sq. ft. | 4,000 | 2,500 sq. ft. | -28,700 | 2,500 sq. ft. | -28,700 |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | 0sf | | 0sf | |
| Functional Utility | Average | Average | | Average | | Average | |
| Heating/Cooling | FWA None | FWA None | | FWA C/Air | -1,500 | FWA C/Air | -1,500 |
| Energy Efficient Items | None | None | | None | | None | |
| Garage/Carport | 2gbi3dw | 2gbi3dw | | 2gbi2dw | 0 | 2gbi2dw | 0 |
| Porch/Patio/Deck | Porch,Patio | Porch,Patio | | Porch,Patio | | Porch,Patio | |
| Fireplace | 1 F/P | 0 F/P | 1,500 | 1 F/P | | 1 F/P | |
| Amenity | No Landscaping | No Landscaping | | Superior Landscap | -25,000 | No Landscaping | |
| Updates/Rmdl | None | None | | None | | None | |
| Net Adjustment (Total) | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 11,500 | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ 77,200 | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ 25,200 |
| Adjusted Sale Price of Comparables | | Net Adj. 1.6% Gross Adj. 1.6% | \$ 741,500 | Net Adj. -9.4% Gross Adj. 9.4% | \$ 741,800 | Net Adj. -3.3% Gross Adj. 4.6% | \$ 744,800 |
| ITEM | SUBJECT | COMPARABLE SALE NO. 4 | COMPARABLE SALE NO. 5 | COMPARABLE SALE NO. 6 | | | |
| Date of Prior Sale/Transfer | | | | | | | |
| Price of Prior Sale/Transfer | | | | | | | |
| Data Source(s) | CoreLogic County Records | CoreLogic County Records | CoreLogic County Records | CoreLogic County Records | | | |
| Effective Date of Data Source(s) | 03/23/2023 | 03/23/2023 | 03/23/2023 | 03/23/2023 | | | |
| Summary of Sales Comparison Approach \$50 per sq. ft. living area adjustment. Comps from subject market Hollister; and chosen for similar age, design, quality & appeal compared to subject. Any site adjustments are based on lot utility & privacy factors. | | | | | | | |
| Comps #1, #2, #3 are paired with Comp #4 to develop GLA adjustment. | | | | | | | |
| Comp #1 is the most recent sale of similar type property, located on a busy street, minimal landscaping and the same age. | | | | | | | |
| Comp #2 located in a cul-de-sac similar to the subject property, superior landscaping, and backs to a busy street. | | | | | | | |
| Comp #3 located on a busy corner and no landscaping. | | | | | | | |
| Comp #4 is the most dated comp used on this report, backs to a very busy street, brackets the square footage, closest recent sale, has the least number of line item differences and the most similar square footage.. | | | | | | | |
| Comp #5 is the closest pending sale of similar type property. | | | | | | | |
| Comp #6 is also a pending sale, located on a busy street. | | | | | | | |
| Due to lack of inventory and turnover of similar and comparable homes; the appraiser had to use comparable sales with an expanded search area radius and from the closest, competing developments; exceeding typical guidelines for an expanded search area radius. | | | | | | | |
| Subject valued slightly below the predominant value, as a middle age home, unknown updates, and fewer amenities. | | | | | | | |
| Adjustments for updates/remodels are based on historical market returns, not replacement cost. Condition differences are reflected in Updating/Remodeling line item adjustments. Condition differences reflect subject's overall well maintained condition and, compared to comparables local MLS photos and exterior condition from front views.. | | | | | | | |
| Comparables and subject may be adjusted for condition and quality differences, yet still have same ratings of 3 or 4 etc. This is due to the large variances in overall condition of home, fixtures and characteristics of value, and the wide range in quality of updates/upgrades included. Differences were observed in local MLS photos. Bedroom count adjustments do not appear warranted with difference reflected in GLA adjustments. Buyers in this market value size of useable area and not room count. Dens, offices, studys, family rooms, lofts and extra bedrooms have similar utility. This market has often extended family living situations and additional rooms are fully utilized. Adjustments made are based on GLA differences. Comp #3 supports the final opinion of value of 4 bedroom homes. | | | | | | | |
| All adjustments are verified for reasonableness and estimated as to their comparisons of characteristics compared to the subject as either similar, superior or inferior. These estimates are represented in the line item differences. To verify these differences; the appraiser compares the adjusted sales prices/values of the comparables. As the range of adjusted values narrows; the adjustment becomes more verifiable and supported for its reasonableness. | | | | | | | |

SALES COMPARISON APPROACH

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

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

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

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

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

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

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

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

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

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

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

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

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

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

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

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

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

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

Definitions of Not Updated, Updated, and Remodeled**Not Updated**

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

ADDENDUM

Borrower: Oscar Covarrubias

File No.: 0323148DR

Property Address: 441 Ian Court

Case No.: 52565

City: Hollister

State: CA

Zip: 95023

Lender: Wedgewood Inc.

Reasonable Exposure Time

The Exposure Time opinion and consideration is specific to the subject property and represents the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure Time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to precede the effective date of the appraisal. It is the estimated length of time the property would have been offered on the market, prior to the hypothetical sale, at the appraised value, on the effective date of the appraisal. It is a retrospective estimate and assumes a competitive and open market. This includes not only adequate, sufficient and reasonable time, but adequate, sufficient and reasonable effort. It is often expressed as a range and is based on the following: Supply/demand conditions, Analysis of historical sales information (sold after exposure and after completion of negotiations between the seller and buyer), Statistical information about days on market (DOM), Information gathered through sales verification, and Interviews of market participants

Under current market conditions, the reasonable exposure time for the subject property is approximately 0-3 months. This is based on the analyses of current market trends in the subject market area and analysis of similar and comparable properties. It presupposes that the listed price would be at or near the appraised value. It also assumes typical and professional marketing by experienced local real estate agents and offices.

Marketing Time

Marketing Time refers to an opinion in consideration of the typical length of time, after the effective date of the appraisal, the properties in the subject's neighborhood would be expected to be on the market prior to a sales agreement. According to USPAP, the reasonable marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.

Under current market conditions, the marketing time for subject neighborhood is approximately 0-3 months. This is based on similar data analyses performed for exposure time including: Statistical Analysis of days on market (DOM), Information gathered through sales verification, Interviews with market participants and agents, and Anticipated changes in the market conditions.

The most probable price which a property should bring in a competitive an 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 her 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.

Neighborhood Description

The subject is located in Hollister, a mixed area of newer and older average to good quality tract, custom and semi-custom homes, with commercial uses along major streets. The Hollister area consists of a core downtown surrounded by homes on acreage, ranchettes, pasture, hothouses, ag lands and orchards. The older core downtown is surrounded by newer tracts and semi-custom homes of various ages, sizes, styles and quality. Subject is located just east of the center of Hollister. The subject property conforms well with the neighborhood and area and is typical of homes in this area. Public conveniences, shopping and schools are located with good proximity approx. 1-2 miles. Highways 156, and 25 access with Ridgemark Golf Courses close by. Bedroom community south of major high-tech employment Silicon valley by approx. 60-90± mins. 45-60 Mins to Monterey Bay and resort areas of Carmel and Pebble Beach -West.

Neighborhood Market Conditions

There was a current lack of supply in the local housing market coupled with rising interest rates, which had led to a slow down in the rising home prices. This condition has lowered and leveled off to a more balanced market with an increase in supply and higher interest rates, along with slowdowns in demand due to tightened credit markets. Current low demand has led to a lowering of list prices in the current market. Many foreclosures occurred as a result of aggressive lender practices of the early 2000s through 2005 and resultant "subprime lending" collapse and tightened credit approvals in the aftermath. Since the last 2 years, the market has declined and as yet has seen scattered sales throughout the price spectrum; even as this market is lowering, either from unknowledgable buyers, aggressive real estate agents or buyer's beliefs market has "bottomed out" or a combination of all 3 reasons. Many real estate agents seem to be reluctant to deal with bank/lender owned properties and many of the current "short sale" or "REO" properties remain on the market at lower prices as higher priced homes enter escrow. In some stronger markets, (closer to Silicon valley/Santa Cruz beaches/Monterey Bay) the market has not experienced as much of a drop in values, if any; and is expected to recover/stabilize much sooner. The majority of foreclosures in California appear to be in the newly developing bedroom communities surrounding the major metropolitan areas and central valley of California which has had the most rapid growth. The Hollister/Salinas area markets have large areas of newer tract homes, which have been developed over the last 2-20 years; communities south of Salinas, in the Las Palmas area of west Salinas foothills and several small communities south of Silicon valley(Gilroy, Morgan Hill, Salinas, Hollister, Los Banos), also are affected by lowering prices. Many of the past sales(2000-2005) were sold at high prices to marginal buyers and when the "ARM" low start rate loans started adjusting along with the much higher property taxes due to the higher home prices, many homeowners were unable to meet the increased payments and this led to the resultant defaults.

Current market has experienced an uptick in prices over the past 12 to 36 months; but considered stable over past year. Due to rising interest rates, slower demand. Prices have stabilized as upper price thresholds are approached.

Comments on Sales Comparison

ADDENDUM

Borrower: Oscar Covarrubias

File No.: 0323148DR

Property Address: 441 Ian Court

Case No.: 52565

City: Hollister

State: CA

Zip: 95023

Lender: Wedgewood Inc.

All the adjustments made in this appraisal are based upon historical information which has been abstracted from the subjects general market area; or by paired sales analysis, with line item adjustments derived from comparables. These adjustments are also verified from local MLS interior photos of comparables. The adjustments given in the sales comparison analysis are considered to be reasonable and supported by the historical market data, or paired sales analysis. Upgrades adjustments in comparables reflect the market return for upgrades/remodeling. Adjustments for updates/remodels/upgrades are based on historical and/or current market returns, not replacement cost. All of the comparables used are considered to be reasonable indicators of the current market conditions and all comps used were given equal weight in the final opinion of market value. Unadjusted and adjusted values, and cost approach were given consideration. Most weight given to adjusted values.

Final Reconciliation

Primary consideration was given to the market comparison analysis because it best reflects current market conditions and is the most reliable indicator of market values in this area. The cost approach supports the value conclusions of the market data approach but is less reliable because there are limited land sales in the area and estimated site value is by abstraction. The income approach was not utilized due to a lack of reliable rental data in this area to establish a reliable gross rent multiplier.

Conditions of Appraisal

Appraisal was made to give an opinion of fair market value for loan purposes only. This is an "APPRAISAL REPORT" per USPAP definitions.

The appraisal conforms to all USPAP appraisal standards and appraiser certifies that he has made an independent value judgement of the subject property.

This appraisal conforms to all NCUA appraisal standards and the subject assignment was not based on a requested minimum specific valuation or on the approval of the loan.

APPRAISER COMPETENCY:

The undersigned appraiser hereby acknowledges that he is fully qualified and competent by his training knowledge and experience to perform this appraisal assignment and during the course of conducting the appraisal, the appraiser discovers that he is not fully competent to perform the appraisal, the appraiser must comply with the competency provision of the USPAP.

SCOPE OF WORK:

The following steps were taken in arriving at the final opinion of value in this appraisal report of the subject property.

- 1) A preliminary search of available resources was preformed to determine market trends, influences and other significant factors pertinent to the subject property.
- 2) A physical inspection of the subject property was performed. Although due diligence was exercised during this inspection, the appraiser is not an expert in such matters as pest control, structural engineering, hazardous waste, soil defects, cost estimation and no warranties are made as to these elements. Separate inspections by professionals in these fields might be recommended with the final estimate of value subject to there findings.
- 3) The collection and confirmation of data(costs, improved sales, escrow sales, listings, income) was conducted in the subjects market area and is considered sufficient in quantity to enable the appraiser to express an opinion of value as defined herein. Pertinent data is contained within this report.
- 4) An analysis of the data collected during the collection process was completed by employing the cost approach, market data approach and income approach, as appropriate for this assignment, to lead to a value conclusion that is contained in this report.

Cost Approach Comments

Replacement costs estimates are from Building-costs.net and local contractors estimates. Land value is from the abstraction method due to a lack of vacant land sales. The allocated site value is considered to be typical for the neighborhood and conforms to the historical pattern of land to improvement ratios generally found in San Benito county. The fact that the estimated site value exceeds 20-40% of the total opinion of value of the improvements is typical and common for this area and will have no adverse affect on the subjects marketability. The cost approach to value supports the value conclusions of the market data approach.

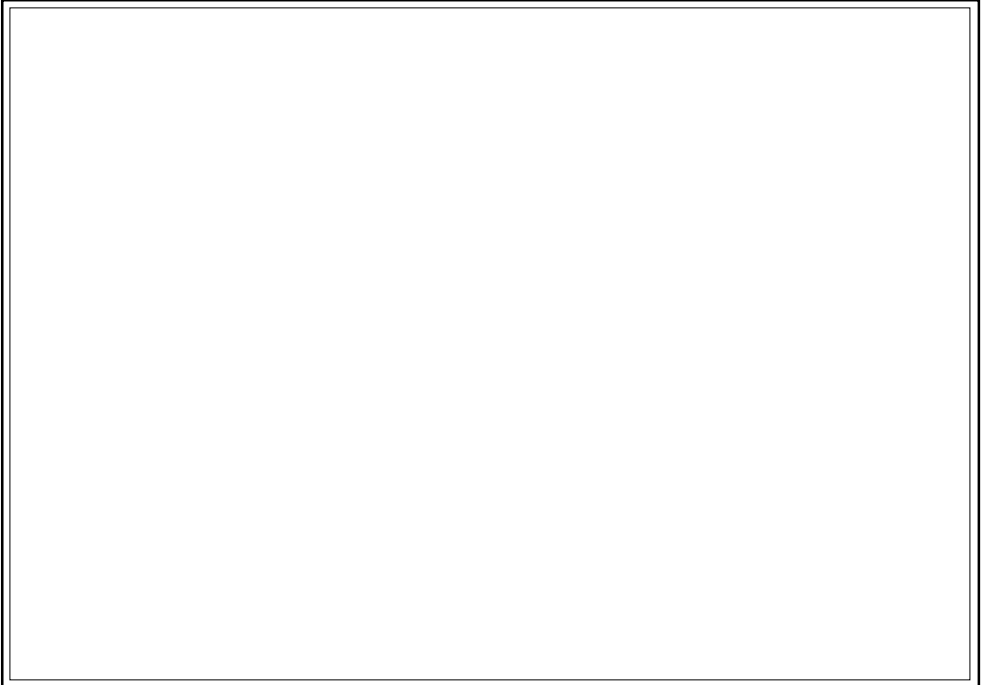
SUBJECT PROPERTY PHOTO ADDENDUM

| | |
|---------------------------------|---------------------|
| Borrower: Oscar Covarrubias | File No.: 0323148DR |
| Property Address: 441 Ian Court | Case No.: 52565 |
| City: Hollister | State: CA |
| Lender: Wedgewood Inc. | Zip: 95023 |



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: March 23, 2023
Appraised Value: \$ 740,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

| | | |
|---------------------------------|---------------------|------------|
| Borrower: Oscar Covarrubias | File No.: 0323148DR | |
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| City: Hollister | State: CA | Zip: 95023 |
| Lender: Wedgewood Inc. | | |



COMPARABLE SALE #1

1640 Mimosa Street
Hollister, CA 95023
Sale Date: s03/23;c02/23
Sale Price: \$ 775,000



COMPARABLE SALE #2

1290 Morningside Circle
Hollister, CA 95023
Sale Date: s02/23;c01/23
Sale Price: \$ 835,000

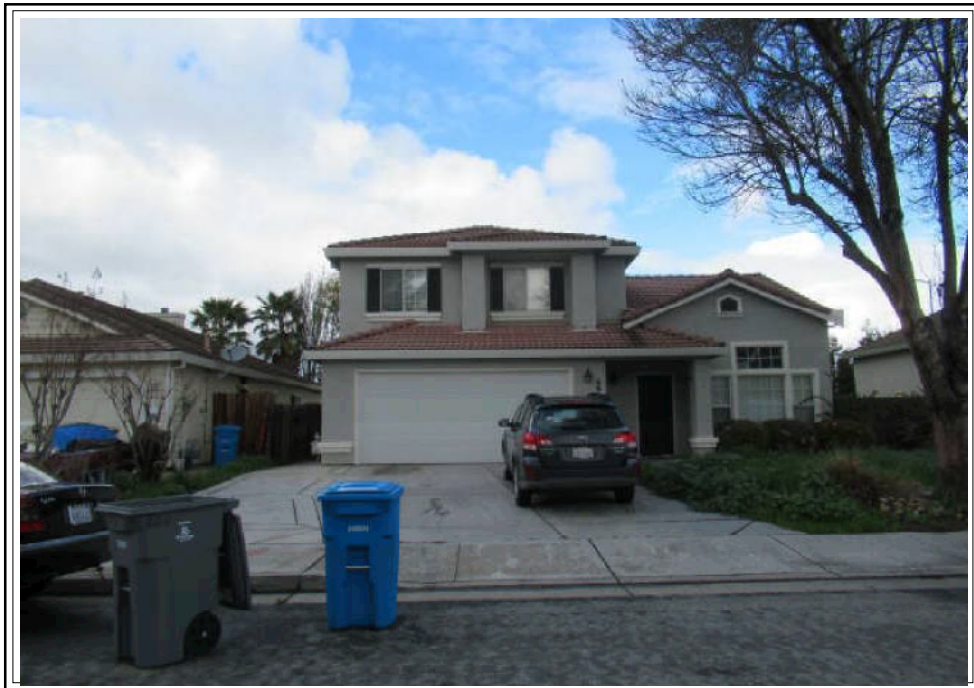


COMPARABLE SALE #3

1301 Trieste Drive
Hollister, CA 95023
Sale Date: s01/23;c12/22
Sale Price: \$ 715,000

COMPARABLE PROPERTY PHOTO ADDENDUM

| | | |
|---------------------------------|---------------------|------------|
| Borrower: Oscar Covarrubias | File No.: 0323148DR | |
| Property Address: 441 Ian Court | Case No.: 52565 | |
| City: Hollister | State: CA | Zip: 95023 |
| Lender: Wedgewood Inc. | | |



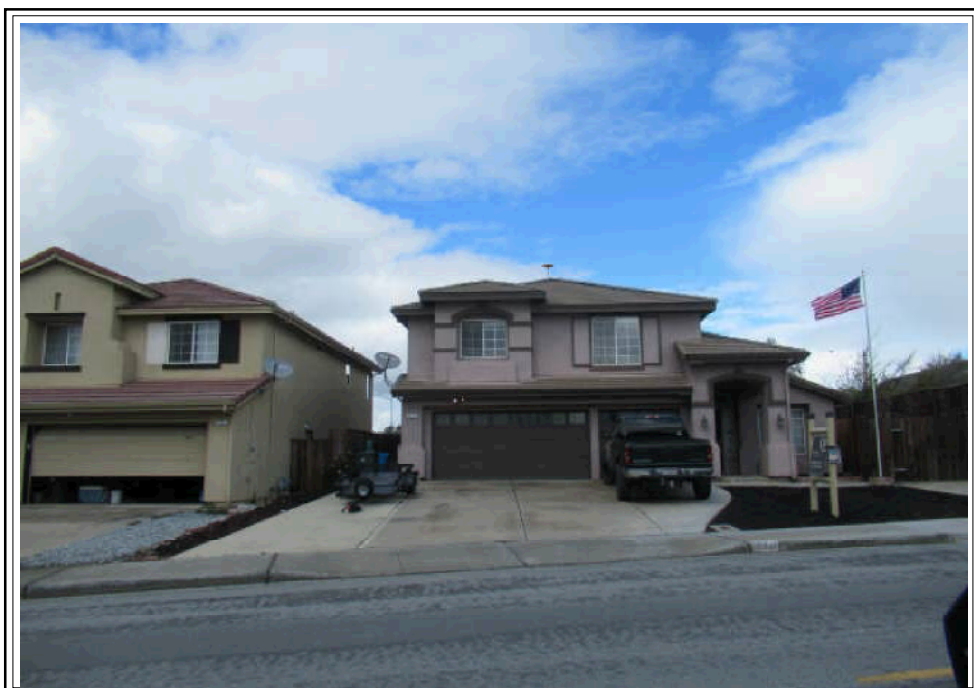
COMPARABLE SALE #4

660 La Baig Drive
Hollister, CA 95023
Sale Date: s06/22;c05/22
Sale Price: \$ 730,000



COMPARABLE SALE #5

780 Riviera Drive
Hollister, CA 95023
Sale Date: c02/23
Sale Price: \$ 819,000



COMPARABLE SALE #6

2511 Valley View Road
Hollister, CA 95023
Sale Date: c03/23
Sale Price: \$ 770,000

Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 441 Ian Court City Hollister State CA Zip Code 95023

Borrower Oscar Covarrubias

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Table with columns: Inventory Analysis, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales (Settled), Absorption Rate, Total # of Comparable Active Listings, Months of Housing Supply, Median Sale & List Price, etc.

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). In this market seller contributions to buyers are negligible and do not affect the market nor occur often. Sales prices are stable, inventory is stable, showing future potential increasing market. As prices are stable, demand has wained due to higher prices and affordability issues.

Are foreclosure sales (REO sales) a factor in the market? [X] No. Current REO/short sales properties are the minority of current listings and sales, equaling demand for these so-called "good deals". The desire for corporate owners to sell these properties quickly and get them "off the books" is high and list prices are usually competitive. Recent data shows short sales typically sell below market due to often extended escrow periods and COE uncertainties from unknown bank approvals. Foreclosures and short sales compete with arm's length sales and lower overall prices. Current market prices are recovered to about 100% of 2005-2007 peak prices. As less REOs and Short sales occur, prices have risen.

Cite data sources for above information. Local MLS statistical program and DQNews systems analysis of county records. Listing information is deemed unreliable due to inconsistencies in searches across local MLS. Listing data is all active status with listing date across local MLS on or before last day of referenced timeframe.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Current absorption rate is stable with a low number of current listings on the market reflecting a 1.25 months supply of housing for this market. This shows a low supply in the market range of the subject and reflects why the current median prices are increasing overall, even as upper price points are reached and tightened credit markets have reduced demand.

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

Table with columns: Subject Project Data, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales (Settled), Absorption Rate, Total # of Active Comparable Listings, Months of Unit Supply.

Are foreclosure sales (REO sales) a factor in the project? [] Yes [] No. If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature [Handwritten Signature] Name David Rocha Company Name David Rocha, Certified Residential Company Address 1997 Serene Drive Hollister, CA. 95023 State License/Certification # AR038102 State CA Email Address daverocha20@gmail.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____ Name _____ Company Name _____ Company Address _____ State License/Certification # _____ State _____ Email Address _____

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

PLAT MAP

Borrower: Oscar Covarrubias
 Property Address: 441 Ian Court
 City: Hollister
 Lender: Wedgewood Inc.

File No.: 0323148DR
 Case No.: 52565
 State: CA
 Zip: 95023

THIS MAP IS NOT AN OFFICIAL DOCUMENT AND IS USED FOR ASSESSMENT PURPOSES ONLY.

| | |
|---------|------|
| BOOK | PAGE |
| 054 | 57 |
| PFA | |
| 202 000 | |



| LOT | AREA | PERMITS | REMARKS |
|-----|------|---------|---------|
| 1 | 1.00 | | |
| 2 | 1.00 | | |
| 3 | 1.00 | | |
| 4 | 1.00 | | |
| 5 | 1.00 | | |
| 6 | 1.00 | | |
| 7 | 1.00 | | |
| 8 | 1.00 | | |
| 9 | 1.00 | | |
| 10 | 1.00 | | |
| 11 | 1.00 | | |
| 12 | 1.00 | | |
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| 26 | 1.00 | | |
| 27 | 1.00 | | |
| 28 | 1.00 | | |
| 29 | 1.00 | | |
| 30 | 1.00 | | |
| 31 | 1.00 | | |
| 32 | 1.00 | | |
| 33 | 1.00 | | |
| 34 | 1.00 | | |

| DATE | BY |
|----------|----|
| 11-27-88 | SA |
| REMOVED | BY |
| 01-11-00 | SA |
| 05-26-00 | J |
| 06-28-11 | SA |

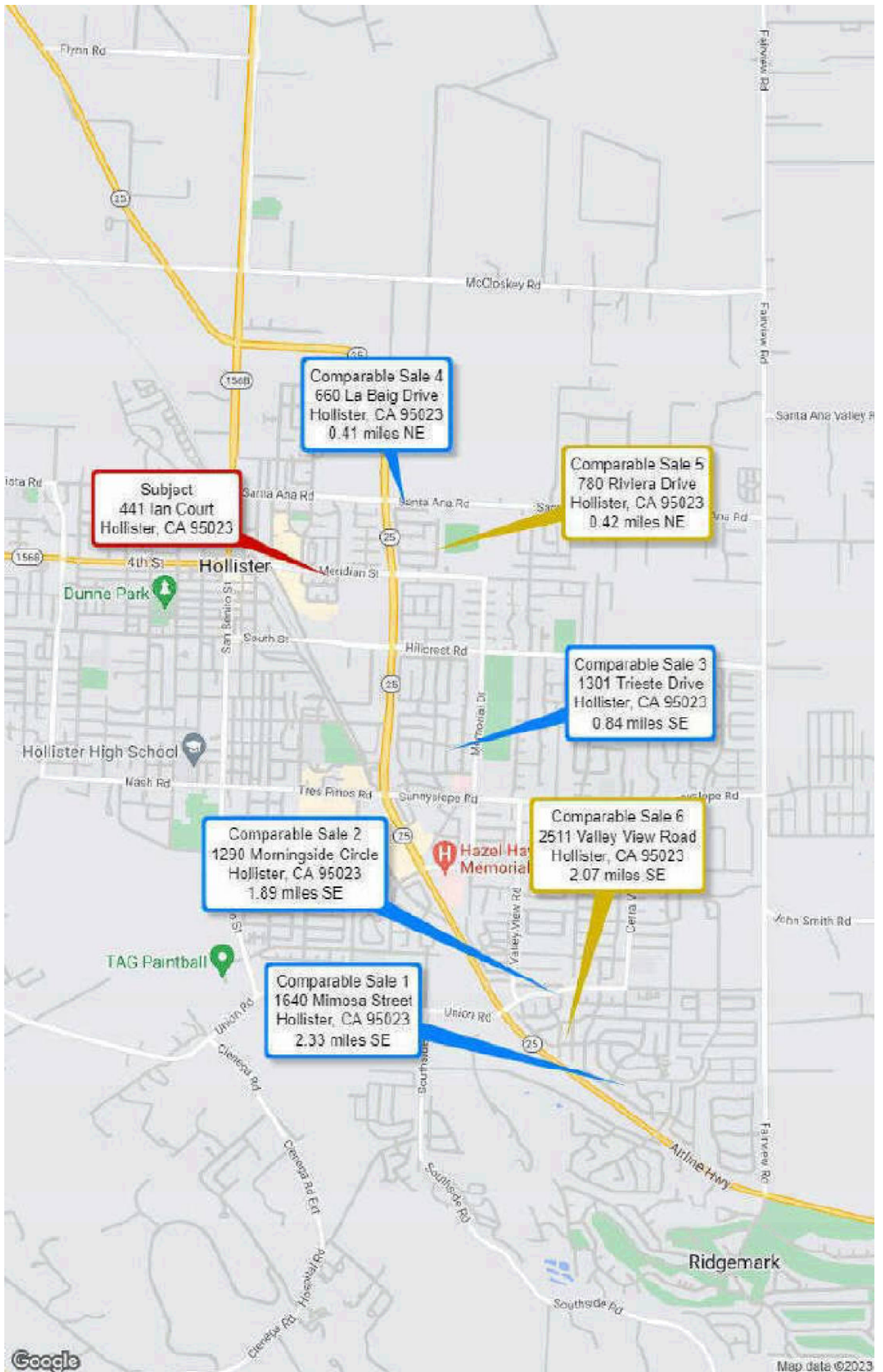
BOOK 12 OF MAPS, AT PAGE 29

MERIDIAN PLAZA TRACT NO. 279
 ACCORDING TO THE PLATS OF SAJ 201001-01

LOCATION MAP

Borrower: Oscar Covarrubias
Property Address: 441 Ian Court
City: Hollister
Lender: Wedgewood Inc.

File No.: 0323148DR
Case No.: 52565
State: CA
Zip: 95023



| | |
|---------------------------------|---------------------|
| Borrower: Oscar Covarrubias | File No.: 0323148DR |
| Property Address: 441 Ian Court | Case No.: 52565 |
| City: Hollister | State: CA |
| Lender: Wedgewood Inc. | Zip: 95023 |

441 Ian Ct, Hollister, CA 95023-2209, San Benito County Short Sale
APN: 054-570-017-000 CLIP: 8631936430



| | | | | |
|---------------------------|----------------------------|--------------------------|--------------------------------|--------------------------------|
| MLS Beds 4 | MLS Full Baths 3 | Half Baths N/A | Sale Price \$315,000 | Sale Date 04/21/2010 |
| MLS Sq Ft 1,926 | Lot Sq Ft 6,024 | Yr Built 2000 | Type SFR | |

OWNER INFORMATION

| | | | |
|--------------------------|-------------------|-------------------|------|
| Owner Name | Covarrubias Oscar | Tax Billing Zip+4 | 2209 |
| Tax Billing Address | 441 Ian Ct | Owner Occupied | Yes |
| Tax Billing City & State | Hollister, CA | Owner Name 2 | |
| Tax Billing Zip | 95023 | | |

LOCATION INFORMATION

| | | | |
|----------------------------|---------------|------------------------|------|
| School District | San Benito Un | Property Carrier Route | C019 |
| Community College District | Gavilan | Zoning | AP |
| Elementary School District | Hollister | Map Page/Grid | |
| Location Influence | | Market Area | 182 |
| Census Tract | 5.02 | Parcel Comments | |
| Tract Number | | | |

TAX INFORMATION

| | | | |
|-------------------|-----------------|--------------------|--------|
| APN | 054-570-017-000 | Tax Area | 01005 |
| Alt APN | 054-570-017-0 | Tax Appraisal Area | |
| Exemption(s) | | Block ID | |
| % Improved | 60% | Lot Number | 17, 18 |
| Legal Description | 441 IAN CT | | |

ASSESSMENT & TAX

| Assessment Year | 2022 | 2021 | 2020 |
|---------------------------|-----------|-----------|-----------|
| Assessed Value - Total | \$383,145 | \$375,633 | \$371,782 |
| Assessed Value - Land | \$152,040 | \$149,059 | \$147,531 |
| Assessed Value - Improved | \$231,105 | \$226,574 | \$224,251 |
| Market Value - Total | | | |
| Market Value - Land | | | |
| Market Value - Improved | | | |
| YOY Assessed Change (\$) | \$7,512 | \$3,851 | |
| YOY Assessed Change (%) | 2% | 1.04% | |
| Exempt Building Value | | | |
| Exempt Land Value | | | |

Borrower: Oscar Covarrubias
Property Address: 441 Ian Court
City: Hollister
Lender: Wedgewood Inc.

File No.: 0323148DR
Case No.: 52565
State: CA
Zip: 95023



FLOOD MAP

Borrower: Oscar Covarrubias
Property Address: 441 Ian Court
City: Hollister
Lender: Wedgewood Inc.

File No.: 0323148DR
Case No.: 52565
State: CA
Zip: 95023

3/22/23, 12:56 PM

MATRIX

Previous Next 17 of 36 Checked 1 All None Page Agent | Line display

Criteria Map Results

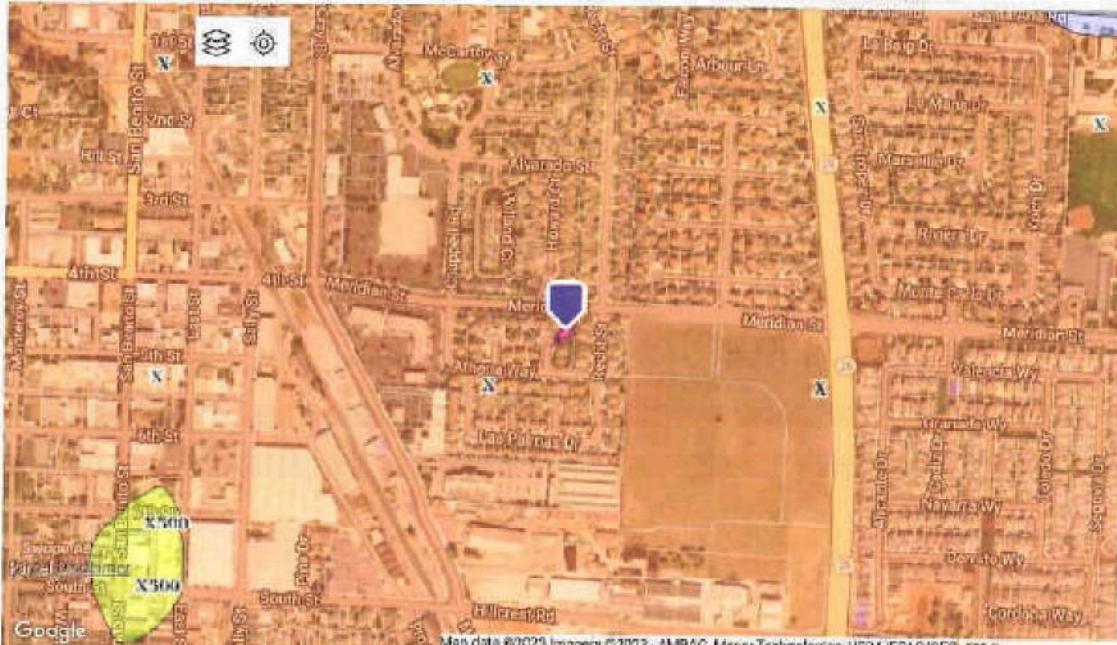
Display Agent Full at 1 per page

441 IAN Court, Hollister, California 95023

View Comparable Properties

Flood Map

Flood Zone Code: X Flood Zone Panel: 06069C0185D
Flood Zone Date: 04/16/2009 Special Flood Hazard Area (SFHA): Out
Flood Code Description: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.



Coastal 100-Year Floodway Coastal 100-year Floodplain 100-year Floodway 100-year Floodplain
Undetermined 500-year Floodplain incl. levee protected area Out of Special Flood Hazard Area

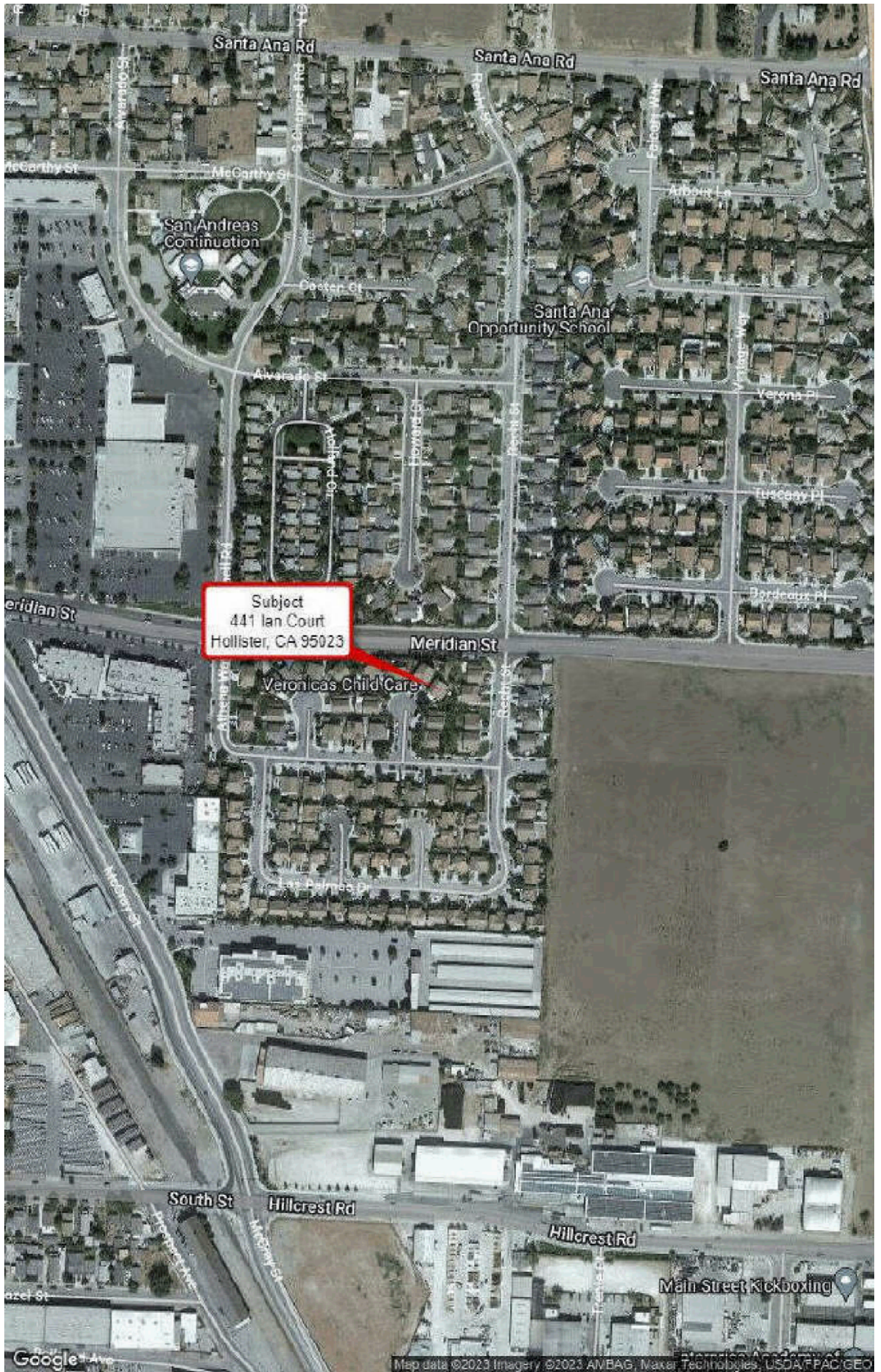
This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Property Type is "Residential"
Zip Code is like "95023"
Street Number is like "441"
Ordered by MLS Number, Sale Price, Postal City, Current Price descending
Found 36 results in 0.08 seconds.

AERIAL MAP

Borrower: Oscar Covarrubias
Property Address: 441 Ian Court
City: Hollister
Lender: Wedgewood Inc.

File No.: 0323148DR
Case No.: 52565
State: CA
Zip: 95023



| | | |
|---------------------------------|---------------------|------------|
| Borrower: Oscar Covarrubias | File No.: 0323148DR | |
| Property Address: 441 Ian Court | Case No.: 52565 | |
| City: Hollister | State: CA | Zip: 95023 |
| Lender: Wedgewood Inc. | | |

EXTERIOR

This modified set of instructions, Scope of Work Statement of Assumptions and Limiting Conditions, and Certification replaces and supersedes the corresponding sections of the appraisal report to which this language is attached as an addendum. It is authorized and used with the express permission of Fannie Mae and Freddie Mac as of March 23, 2020. Any signatures attached to the original appraisal report and certifications are incorporated and apply to these revised sections. This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, or definition of market value 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. Additional modifications or deletions to this revised set of 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, including the condominium or cooperative project, if applicable (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.

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. If the appraiser has included a floor plan in this appraisal report, it shows the approximate dimensions of the improvements. If included, the floor plan is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has relied on data provided by third parties in this appraisal report. Such data may include, but is not limited to, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions and makes no guarantees, express or implied, regarding the accuracy of this data.
4. 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.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) 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.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a personal visual inspection of the exterior of the subject property, from the street, as part of this appraisal assignment. I reported the condition of the improvements in factual, specific terms, relying on subject property information from third-party data sources. I 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.

Appraiser: David R. R. R.
Name: _____

Supervisory Appraiser: _____
Name: _____

| | | |
|---------------------------------|---------------------|------------|
| Borrower: Oscar Covarrubias | File No.: 0323148DR | |
| Property Address: 441 Ian Court | Case No.: 52565 | |
| City: Hollister | State: CA | Zip: 95023 |
| Lender: Wedgewood Inc. | | |

4. I developed my opinion of the market value of the real property or cooperative interest (where applicable) 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. [RESERVED]
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, including the subject project (where applicable), 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 or cooperative interest (where applicable) that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
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.

Appraiser: 
Name: _____

Supervisory Appraiser: _____
Name: _____

| | |
|---------------------------------|----------------------|
| Borrower: Oscar Covarrubias | File No.: 0323148DR |
| Property Address: 441 Ian Court | Case No.: 52565 |
| City: Hollister | State: CA Zip: 95023 |
| Lender: Wedgewood Inc. | |

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: *Dark P. R. R. L.*
Name: _____

Supervisory Appraiser: _____
Name: _____

USPAP ADDENDUM

Borrower: Oscar Covarrubias
 Property Address: 441 Ian Court
 City: Hollister County: San Benito State: CA Zip Code: 95023
 Lender: Wedgewood Inc.

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

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

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-3 months

Opinion is based on current local MLS statistics.

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.


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

Additional Comments

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

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

APPRAISER:

Signature: 
 Name: David Rocha
 Date Signed: 03/25/2023
 State Certification #: AR038102
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: CA
 Expiration Date of Certification or License: 08/23/2023
 Effective Date of Appraisal: 03/23/2023

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street Interior and Exterior

| | |
|---------------------------------|----------------------|
| Borrower: Oscar Covarrubias | File No.: 0323148DR |
| Property Address: 441 Ian Court | Case No.: 52565 |
| City: Hollister | State: CA Zip: 95023 |
| Lender: Wedgewood Inc. | |

Appraiser Independence Certification

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

I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignments and is reflected on the appraisal report. I am geographically competent and have the appraisal practice experience to complete a credible appraisal on the subject property of this report.

I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the lender influences or attempted to influence the development, reporting, result or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner. I further assert that the lender has not acted in any of the following prohibited behavior in our business relationship:

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

Appraiser's Name: Dave Rocha State License No: AR038102

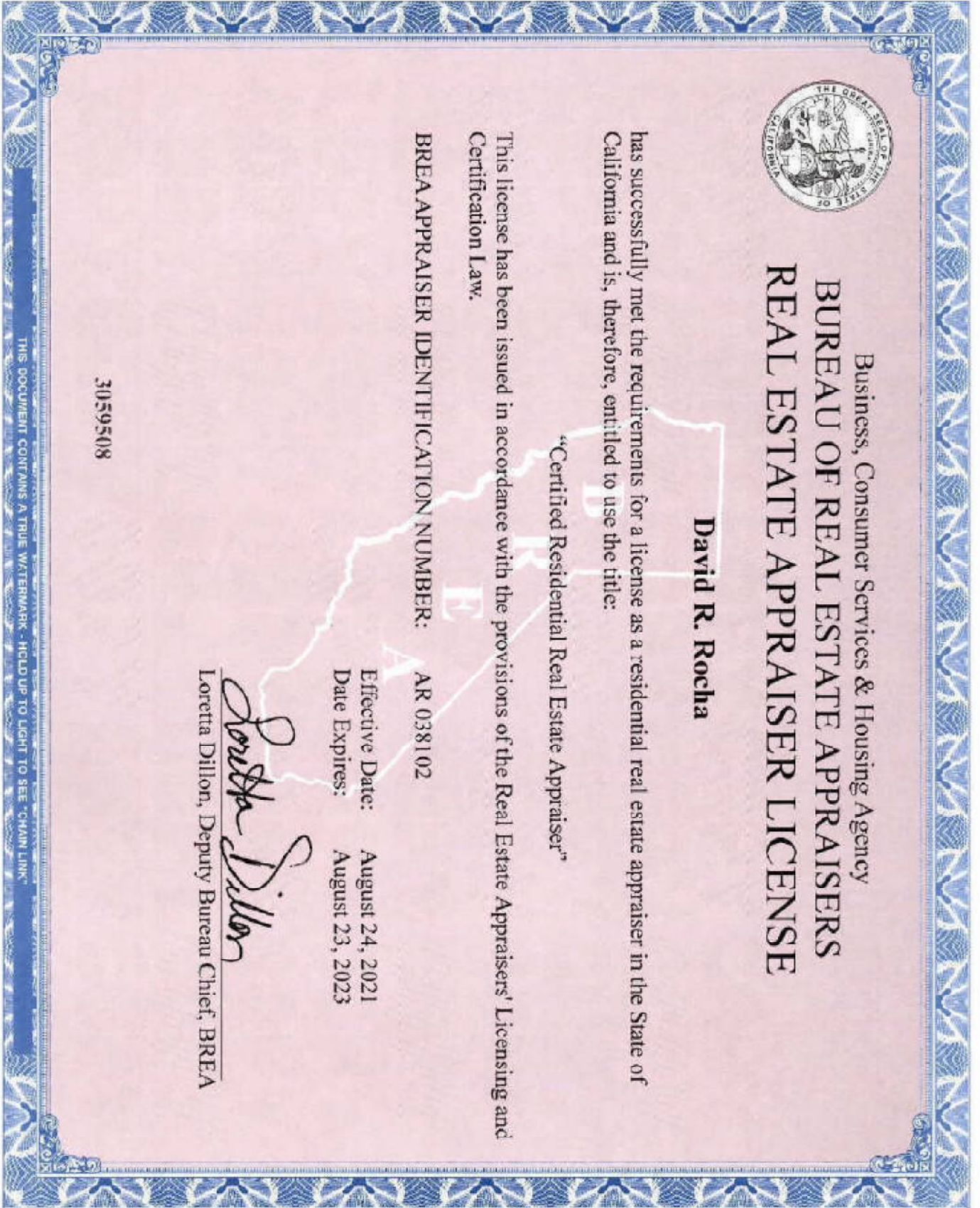
Appraiser's Signature: Electronically signed, see signature page in this report

Appraiser: 
Name: _____

Supervisory Appraiser: _____
Name: _____

Borrower: Oscar Covarrubias
Property Address: 441 Ian Court
City: Hollister
Lender: Wedgewood Inc.

File No.: 0323148DR
Case No.: 52565
State: CA
Zip: 95023



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HUDSON INSURANCE COMPANY
 100 William Street, 5th Floor
 New York, NY 10038



REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

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

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

PLEASE READ THIS POLICY CAREFULLY.

- Policy Number:** PRA-1AX-1002081 **Renewal of:** PRA-1AX-1000686
- 1. Named Insured:** Dave Rocha
- 2. Address:** 1997 Serene Drive
Hollister, CA 95023
- 3. Policy Period:** **From:** June 29, 2022 **To:** June 29, 2023
- 12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above
- | | | | | |
|--|-----------|-------------------|--|-------------------------|
| 4. Limit of Liability | | Each Claim | | Policy Aggregate |
| Damages Limit of Liability | A. | \$1,000,000 | | B. \$1,000,000 |
| Claims Expense Limit of Liability | C. | \$1,000,000 | | D. \$1,000,000 |
- 5. Deductible (Inclusive of Claims Expenses):**
- | | | | |
|------------------|------------|--------------------|-----------|
| 5A. \$500 | Each Claim | 5B. \$1,000 | Aggregate |
|------------------|------------|--------------------|-----------|
- 6. Policy Premium:** \$680.00 **State Taxes/Surcharges:** \$0.00
- 7. Retroactive Date:** June 29, 2021
- 8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
 Hudson Insurance Group
 100 William Street, 5th Floor
 New York, NY 10038
 Fax: 646-216-3786
 Email: HUDSONCLAIMS300@HUDSONINSGROUP.COM
- 9. A. Program Administrator:** Riverton Insurance Agency Corp.
B. Agent/Broker: ALIA (Riverton Insurance Agency Corp.)
 (800) 882-4410

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

President

Secretary