Exterior-Onl	y Inspection	Residential Ap	praisal Re	port
--------------	--------------	----------------	------------	------

	The purpose of this summary appraisal repo	SIT IO TO PIOTIO	0 1110 10110017						, 00	יוו טו נווכ			the subject p	
	Property Address 1409 Hendrix Ave				City		Thousand	Oaks		Stat	e CA	Zip C	ode 9	1360
	Borrower Redwood Holdings I	II C	Owner of Pu	ıblic Record	•	Paruo	lo Louis A 8	. Sara	a M Tr		County	•	Ventur	а
	Legal Description N-TRACT: 152600 :					1 dido	no Louis / t	x Ouit	a 101 11		County		Vontai	<u> </u>
	•	LU 1 . 62 IVI	APINK. US	7 IVIR UOU										
	Assessor's Parcel # 523-0-112-015						Tax Ye	ar	20)22	R.E	E. Taxes	\$ 1,250	
5	Neighborhood Name Thousand Oaks				М	ap Refere	ence		025		Cer	nsus Tra	ct 00	67.00
Ų		Vacant Spec	ial Accacem	ente \$	0		PUI)	IOA\$		0		per year	per month
Ó							101		ΙΟΛ				per year	pormonar
ָ מ	Property Rights Appraised X Fee Simp			Other (describ										
•	Assignment Type Purchase Transacti	ion Ref	<u>finance Tran</u>	saction X	Other ((describe)) Loan Ser	vicing						
	Lender/Client Wedgewood Inc			Address	2015 N	Manhatt	an Beach B	Ivd Si	uite 10	00, Red	londo I	Beach	, CA 90278	
	Is the subject property currently offered for	sale or has it	been offered	d for sale in t	he twel	ve months	s prior to the e	ffective	date o	f this and	oraisal?	X	res No	
	Report data source(s) used, offerings price													
		(S), and date(s	s). DOW	-10,000jcc	t was i	isted or	1 02/03/202	J 101 4	37 0,0	700. It 3	old Oll	0-7/03	72023 101	
_	\$911,000;CRMLS#SR23019662;													
	I did did not analyze the contra	act for sale for	the subject	purchase tra	ınsactio	n. Explair	n the results of	the an	alysis o	of the cor	ntract fo	r sale o	r why the anal	ysis was not
-	performed.													
2														
2	Contract Price \$ Date or	of Contract	1	ls the proper	tv seller	the owne	er of public rec	ord?	Ye	N P	lo Data	Source	2(9)	
	Is there any financial assistance (loan char				•									es No
5	` `	•			ment a	ssistance	, etc.) to be pa	iiu by a	my part	y on ben	ian or the	e borrov	ver? r	es No
•	If Yes, report the total dollar amount and de	escribe the ite	ms to be pai	id.										
	Note: Race and the racial composition o	of the neighbo	orbood are i	not annrais	l facto	re								
			Jillood ale i							0			B (I)	111 0/
	Neighborhood Characteristics	1		$\overline{}$		ousing T		7			nit Hou		Present Land	
	Location Urban X Suburban	Rural	Property Va	alues 💹 Ir	creasin		Stable	Decli		PRICE		AGE	One-Unit	85 %
5	Built-Up X Over 75% 25-75%	Under 25%	Demand/Su	upply S	hortage	X	In Balance	OverS	Supply	\$ (000)		(yrs)	2-4 Unit	00 %
5	Growth Rapid X Stable	Slow	Marketing T	Γime X U	nder 3 m	iths :	3-6 mths	Over6	Smths	725	Low	40	Multi-Family	y 5 %
5	Neighborhood Boundaries Olsen Rd is										High	61	Commercia	
5	· · · ·	to the north	i. Janss r	tu is to the	South	i. WOOI	park Nu is i	U lile						
9	east. Lynn Rd is to the west.									945	Pred.	59	Other Vac/	
5	Neighborhood Description Subject neighborhood	<u>jhborhood i</u>	s within re	easonable	distan	ce from	educationa	I, reta	il, and	d emplo	yment	t distric	cts and all c	consumer
	support facilities including public tra	ansportatior	n, and free	eways are	nearby	y. Neigl	hborhood e	mploy	ment	stability	, prop	erty co	ompatibility	and the
4	protection from detrimental condition	ons as well	as the ade	equacy of	oublic	utilities.	includina p	olice	and fir	e prote	ection.	are tvi	oical for the	:
	Market Conditions (including support for th													
							were relativ	cly St	abic a	it ti ie tii	ille oi i	iiispec	uon. mere	was
	fluctuation of median prices. Howe	ver, this wa	as typicai i	n the mari	et are	a								
	Discoursians Can Cita Mam for A													
	Dimensions See Site Map for A	rea Calcula	tion /	Area	9200	sf	Shape	Re	ctang	ular	Viev	V	N;Res	3;
	•	<u>rea Calcula</u> R1-8										N	N;Res	s;
	Specific Zoning Classification	R1-8		Zoning Desc	ription	Single	Family Res	dentia	al-8K			N	N;Res	5;
	Specific Zoning Classification Zoning Compliance X Legal Lega	R1-8 al Nonconformi	ing (Grandfa	Zoning Deso	ription No	Single of Zoning	Family Res	identia escribe	al-8K :	sqft mir	n lot		,	,
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject prope	R1-8 al Nonconformi erty as improv	ing (Grandfa ed (or as pro	Zoning Description Zoning Description Zoning Description Zoning Description Zoning	cription No lans an	Single o Zoning d specific	Family Res Illegal (d ations) the pre	dentia escribe esent u	al-8K s e) se? []	sqft mir	n lot		,	,
	Specific Zoning Classification Zoning Compliance X Legal Lega Is the highest and best use of subject proper and best use meets legal permissit	R1-8 al Nonconformi erty as improv	ing (Grandfa ed (or as pro	Zoning Description Zoning Description Zoning Description Zoning Description Zoning	cription No lans an	Single o Zoning d specific	Family Res Illegal (d ations) the pre	dentia escribe esent u	al-8K s e) se? []	sqft mir	n lot		,	,
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject prope	R1-8 al Nonconformi erty as improv	ing (Grandfa red (or as pro cal possibi	Zoning Description Zoning Description Zoning Description Zoning Description Zoning	Noting the second secon	Single of Zoning of Specific sibility, a	Family Res Illegal (detations) the present	dentia escribe esent us um pro	al-8K s e) se? D oducti	sqft mir	n lot No	If No, o	,	,
	Specific Zoning Classification Zoning Compliance X Legal Lega Is the highest and best use of subject proper and best use meets legal permissit Utilities Public Other (describe)	R1-8 al Nonconformi erty as improv	ing (Grandfa red (or as pro cal possibi P	Zoning Description	Noting the second secon	Single of Zoning of Specific sibility, a	Family Res Illegal (detations) the present maximum	escribe esent us um pro Off-sit	al-8K s se? [] oductiv	sqft mir X Yes vity.	n lot No	If No, o	lescribe. The	e highest
1 To	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissibutilities Public Other (describe) Electricity X	R1-8 al Nonconformi erty as improv bility, physic Water	ing (Grandfa ed (or as pro cal possibi P	Zoning Description	Noting the second secon	Single of Zoning of Specific sibility, a	Family Res Illegal (d ations) the pre and maximu	escribe esent us um pro Off-sit eet P	al-8K se) se? [2 coduction se Improved	sqft mir X Yes vity.	n lot No	If No, o	lescribe. The	e highest
9 E	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissibutilities Public Other (describe) Electricity X Gas X	R1-8 al Nonconformi erty as improv bility, physic Water Sanita	ing (Grandfa ed (or as pro cal possibi P	Zoning Description of the control of	Noting the second secon	Single of Zoning dispecific sibility, a cribe)	Family Res Illegal (d ations) the pre and maximu Stre Alle	escribe escribe esent us um pro Off-sit eet P	al-8K s se? [] oductive Improvd one	x Yes vity.	No	If No, c	Public	e highest Private
315	Specific Zoning Classification Zoning Compliance X Legal Lega Is the highest and best use of subject proper and best use meets legal permissible Utilities Public Other (describe) Electricity X Gas X Y FEMA Special Flood Hazard Area Year	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F	ing (Grandfa ed (or as pro cal possibi P ary Sewer	Zoning Descriptions Description Descriptio	eription No lans an ial feaser (desc	Single of Zoning of Specific Sibility, a cribe)	Family Res Illegal (deations) the present maximum Street Alle	escribe escribe esent us um pro Off-sit eet P	al-8K s se? [] oductive Improvd one	x Yes vity.	No	If No, c	lescribe. The	e highest Private
	Specific Zoning Classification Zoning Compliance X Legal Lega Is the highest and best use of subject proper and best use meets legal permissible. Utilities Public Other (describe) Electricity X Service S	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for th	ing (Grandfa ed (or as pro cal possibi P ary Sewer EMA Flood ie market are	Zoning Descriptions Description Descriptio	No lans an ial fear (desc	Single of Zoning of Specific Sibility, a cribe) FE No If No	Family Res Illegal (d ations) the pre and maximu Stre Alle MA Map # 0 0, describe.	escribe esent um um pro Off-sit eet P ey N 60422	al-8K se? (2) se? (2) coductive Improvd one 2-0959	X Yes Vity.	No SEEMA	If No, c	Public X ate 01/20/2	Private
	Specific Zoning Classification Zoning Compliance X Legal Lega Is the highest and best use of subject proper and best use meets legal permissite Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yea Are the utilities and/or off-site improvement Are there any adverse site conditions or ex	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for th tternal factors	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood te market are (easements,	Zoning Descriptions of the red Use) opposed per plity, finance of the red value of the red	Note that the control of the control	Single o Zoning d specific sibility, a cribe) FE No If No vironmen	Family Res Illegal (d ations) the pre and maximu Strr Alle MA Map # 0 o, describe. tal conditions,	escribe esent use um pro Off-sit eet Prey N 60422	al-8K s se? Z oductive Improved one 2-0959 ses, etc	X Yes Vity.	No SEEMA	If No, c	Public	Private
	Specific Zoning Classification Zoning Compliance X Legal Lega Is the highest and best use of subject proper and best use meets legal permissible. Utilities Public Other (describe) Electricity X Service S	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for th tternal factors	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood te market are (easements,	Zoning Descriptions of the red Use) opposed per plity, finance of the red value of the red	Note that the control of the control	Single o Zoning d specific sibility, a cribe) FE No If No vironmen	Family Res Illegal (d ations) the pre and maximu Strr Alle MA Map # 0 o, describe. tal conditions,	escribe esent use um pro Off-sit eet Prey N 60422	al-8K s se? Z oductive Improved one 2-0959 ses, etc	X Yes Vity.	No SEEMA	If No, c	Public X ate 01/20/2	Private
	Specific Zoning Classification Zoning Compliance X Legal Lega Is the highest and best use of subject proper and best use meets legal permissite Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yea Are the utilities and/or off-site improvement Are there any adverse site conditions or ex	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for th tternal factors	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood te market are (easements,	Zoning Descriptions of the red Use) opposed per plity, finance of the red value of the red	Note that the control of the control	Single o Zoning d specific sibility, a cribe) FE No If No vironmen	Family Res Illegal (d ations) the pre and maximu Strr Alle MA Map # 0 o, describe. tal conditions,	escribe esent use um pro Off-sit eet Prey N 60422	al-8K s se? Z oductive Improved one 2-0959 ses, etc	X Yes Vity.	No SEEMA	If No, c	Public X ate 01/20/2	Private
	Specific Zoning Classification Zoning Compliance X Legal Lega Is the highest and best use of subject proper and best use meets legal permissite Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yea Are the utilities and/or off-site improvement Are there any adverse site conditions or ex	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for th tternal factors	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood te market are (easements,	Zoning Descriptions of the red Use) opposed per plity, finance of the red value of the red	Note that the control of the control	Single o Zoning d specific sibility, a cribe) FE No If No vironmen	Family Res Illegal (d ations) the pre and maximu Strr Alle MA Map # 0 o, describe. tal conditions,	escribe esent use um pro Off-sit eet Prey N 60422	al-8K s se? Z oductive Improved one 2-0959 ses, etc	X Yes Vity.	No SEEMA	If No, c	Public X ate 01/20/2	Private
	Specific Zoning Classification Zoning Compliance X Legal Lega Is the highest and best use of subject proper and best use meets legal permissible. Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yea Are the utilities and/or off-site improvement Are there any adverse site conditions or ex There were no apparent adverse e	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the tternal factors easements, o	ing (Grandfa ed (or as pro cal possibi P ary Sewer EMA Flood the market are (easements, encroachn	Zoning Descriptions Description Descriptio	eription Notation Not	Single o Zoning d specific sibility, a cribe) FE No If No vironmen amental	Family Res Illegal (deations) the present maximum Struck MA Map # 000, describe. tal conditions, conditions	dentia escribe esent us um pro Off-sit eet Pro ey N 60422 land us noted.	al-8K sees	x Yes vity. overment c)	No No FEMA	If No, c	Public X ate 01/20/2	Private Private Private Private
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissible. Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year Are the utilities and/or off-site improvement Are there any adverse site conditions or ex There were no apparent adverse e	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the tternal factors easements, of	ing (Grandfa ed (or as pro cal possibi P ary Sewer FEMA Flood le market are (easements, encroachn Apprais	Zoning Descriptions of the red Use) opposed per plity, finance of the red value of the red	eription Nollans an ial feaser (descendes en la	Single o Zoning d specific sibility, a cribe) FE No If No vironmen amental	Family Res Illegal (d ations) the pre and maximu Stre Alle MA Map # 0 0, describe. tal conditions, conditions	dentia escribe esent um pro Off-sit eet Prey N 60422 land us noted.	al-8K se) se?	x Yes vity. overment c)	No SEEMA	If No, o	Public X ate 01/20/2 f Yes, describ	Private Private Private Private
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissible. Utilities Public Other (describe) Electricity X Gas X Secondary Se	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the tternal factors easements, of s of Property Reali	ing (Grandfa ed (or as pro cal possibi P ary Sewer EMA Flood the market are (easements, encroachn Apprais st	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use of	eription No lans an ial fease er (desc ents, en environ MLS Da	Single o Zoning d specific sibility, a cribe) FE No If No vironmen amental at a Source	Family Res Illegal (d ations) the pre and maximu Stru Alle MA Map # 0 0, describe. tal conditions, conditions ssment and T e(s) for Gross	dentia escribe esent um pro Off-sit eet Prey N 60422 land us noted.	al-8K selections all selections all selections are	x Yes vity. ovement c.)?	No FEMA Yes X	If No, o	Public X ate 01/20/2 f Yes, describ Property Ow	Private Private 2010 e.
	Specific Zoning Classification Zoning Compliance X Legal Lega Is the highest and best use of subject proper and best use meets legal permissite Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement Are there any adverse site conditions or ex There were no apparent adverse expenses of the subject of t	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the tternal factors easements, of s of Property Reali	ing (Grandfa ed (or as pro cal possibi P ary Sewer FEMA Flood le market are (easements, encroachn Apprais	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use of	eription No lans an ial fease er (desc ents, en environ MLS Da	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental x Asse at a Source Heating	Family Res Illegal (d ations) the pre and maximum Stru Alle MA Map # 0 o, describe. tal conditions, conditions ssment and T e(s) for Gross I / Cooling	dentia escribe esent um pro Off-sit eet Prey N 60422 land us noted.	al-8K selections all selections all selections are	x Yes vity. overment c)	No FEMA Yes X	If No, o	Public X ate 01/20/2 f Yes, describ	Private Private 2010 e.
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissible. Utilities Public Other (describe) Electricity X Gas X Secondary Se	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the tternal factors easements, of s of Property Reali	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood ne market are (easements, encroachn Apprais st al Descrip	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use of	eription No lans an ial fease er (desc es ents, en environ MLS Da	Single o Zoning d specific sibility, a cribe) FE No If No vironmen amental at a Source	Family Res Illegal (d ations) the pre and maximu Stru Alle MA Map # 0 0, describe. tal conditions, conditions ssment and T e(s) for Gross	dentia escribe esent um pro Off-sit eet Prey N 60422 land us noted.	al-8K selections all selections all selections are	x Yes vity. ovement c.)?	No FEMA Yes X	If No, c	Public X ate 01/20/2 f Yes, describ Property Ow	Private Private 2010 e.
	Specific Zoning Classification Zoning Compliance X Legal Lega Is the highest and best use of subject proper and best use meets legal permissiful tilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement Are there any adverse site conditions or ex There were no apparent adverse escape Source(s) Used for Physical Characteristics X Other (describe) General Description Units X One Onewith Accessory Unit	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the ternal factors easements, of S of Property Reali General X Concret	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood ne market are (easements, encroachn Apprais st al Descrip ne Slab	Zoning Descriptions Descriptions Description Zone X Page 2 X Year encroachments, or example 2 X X X X X X X X X X X X X X X X X X	eription No lans an ial fease er (desc es ents, en environ MLS Da	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental X Asse at a Source Heating FWA	Family Res Illegal (d ations) the pre and maximum Stru Alle MA Map # 0 o, describe. tal conditions, conditions ssment and T e(s) for Gross I / Cooling	dentia escribe esent um pro Off-sit eet Prey N 60422 land us noted.	al-8K selections and all-8K selections are a	X Yes Vity. ovement 2) Prior enities ace(s) #	No FEMA Yes X Inspection	If No, c	Property Ow Records Car Stora	Private Private 2010 e.
	Specific Zoning Classification Zoning Compliance X Legal Lega Is the highest and best use of subject proper and best use meets legal permissiful tilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement Are there any adverse site conditions or ex There were no apparent adverse e Source(s) Used for Physical Characteristics X Other (describe) General Description Units X One Onewith Accessory Unit # of Stories 1	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the ternal factors assements, of Reali Genera X Concret Full Bat	ing (Grandfa ed (or as pro cal possibi P ary Sewer EMA Flood he market are (easements, encroachn Apprais st al Descrip he Slab (sement	Zoning Descriptions of the Public Other X	eription No lans an ial fease er (desc es ents, en environ MLS Da	Single o Zoning d specific sibility, a cribe) FE No If No vironmen amental X Asse at a Source Heating FWA Radiant	Family Res Illegal (d ations) the pre and maximum Stre Alle MA Map # 0 o, describe. tal conditions, conditions ssment and T e(s) for Gross J / Cooling HWBB	dentia escribe esent usum pro Off-sit eet Pey N 60422 land usum noted.	al-8K selections and all-8K selections are a	X Yes vity. Overment C:)? Prior enities ace(s) # stove(s):	No FEMA Yes X Inspection 1	If No, c	Property Ow Records Car Stora	Private Privat
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissible. Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year Are the utilities and/or off-site improvement Are there any adverse site conditions or ex There were no apparent adverse e Source(s) Used for Physical Characteristics X Other (describe) General Description Units X One Onewith Accessory Unit # of Stories 1 Type X Det Att. S-Det./End Unit	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the tternal factors assements, of Reali Genera X Concret Full Ba: Partial E	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood he market are (easements, encroachn Apprais st al Descrip he Slab Gesement Basement	Zoning Descriptions of the control o	eription No lans an ial fease er (desc ents, en environ MLS Da	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental X Asse at a Source Heating FWA Radiant Other N	Family Res Illegal (d ations) the pre and maximum Stre Alle MA Map # 0 o, describe. tal conditions, conditions ssment and T e(s) for Gross J / Cooling HWBB	dentia escribe esent usum pro Off-sit eet Pey N 60422 land usunoted.	al-8K selections and all-8K selections are a	Yes Vity. Overment Prior enities ace(s) # stove(s); Deck Pa	No FEMA Yes X Inspection 1	If No, of the second of the se	Property Ow Records Car Stora None Driveway # oway Surface (1)	Private Private O10 e. Viner Gage Concrete
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proportion and best use meets legal permissible. Utilities Public Other (describe) Electricity X Gas X Gas X Gas X Gas X Gas X Gas	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the tternal factors easements, of S of Property Reali Genera X Concret Full Bas Partial E	ing (Grandfa ed (or as pro cal possibi P ary Sewer FEMA Flood le market are (easements, encroachn Apprais st al Descrip le Slab le sement Basement	Zoning Descriptions of the red Use) oposed per plity, finance of the red Use of t	eription Nollans an ial feaser (descended) MLS MLS Da X Fuel	Single o Zoning d specific sibility, a cribe) FE No If No vironmen amental X Asse at a Source Heating FWA Radiant Other N Gas	Family Res Illegal (d ations) the pre and maximum Stre Alle MA Map # 0 0, describe. tal conditions, conditions ssment and T e(s) for Gross I / Cooling HWBB	dential escribe esent usum pro Off-sit eet Pro N 60422 land usumoted.	al-8K selections all selections all selections are	yity. Prior Prior enities ace(s) # stove(s); Deck Pa Cov	No FEMA Yes X Inspection 1	If No, of	Property Ow Records Car Stora None Driveway # ow way Surface G Garage # ow	Private Private Political Priv
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proportion and best use meets legal permissite. Utilities Public Other (describe) Electricity X Gas	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for th tternal factors easements, or Reali Genera X Concret Full Base Partial E Exterior Wal Roof Surface	ing (Grandfa ed (or as pro cal possibi P ary Sewer EMA Flood the market are (easements, encroachn Apprais st al Descrip the Slab (or sement (Zoning Descriptions of the control o	eription Nollans an ial feaser (descended) MLS MLS Da X Fuel	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental State Source Heating FWA Radiant Other N Gas Central A	Family Res Illegal (d ations) the pre and maximum Stru Alle MA Map # 0 on, describe. tal conditions, conditions ssment and T e(s) for Gross I/ Cooling HWBB HODE Air Conditionin	dential escribe esent usum pro Off-sit eet Pro N 60422 land usum oted.	al-8K selections all selections all selections are	Prior Prior enities ace(s) # stove(s): Deck Pa	No FEMA Yes X Inspection 1	If No, co	Property Over the Car Stora None Driveway # over the Car Stora None None None None None None None None	Private Private 2010 e. Concrete f Cars 2 Concrete f Cars 2 f Cars 0
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proportion and best use meets legal permissible. Utilities Public Other (describe) Electricity X Gas X Gas X Gas X Gas X Gas X Gas	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the tternal factors easements, of Reali Genera X Concret Full Ba: Partial E Exterior Wal Roof Surface Gutters & Do	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood re market are (easements, encroachn Apprais st al Descrip re Slab re Slab re Slab re Slab re Slasement re Slasement re Coownspouts	Zoning Descriptions Description Descriptio	eription Nollans an ial feaser (descended) MLS MLS Da X Fuel	Single o Zoning d specific sibility, a cribe) FE No If No vironmen amental X Asse at a Source Heating FWA Radiant Other N Gas	Family Res Illegal (d ations) the pre and maximum Stru Alle MA Map # 0 on, describe. tal conditions, conditions ssment and T e(s) for Gross I/ Cooling HWBB HODE Air Conditionin	dential escribe esent usum pro Off-sit eet Pro N 60422 land usum oted.	al-8K september of the	Prior Prior Prior enities ace(s) # stove(s): Deck Pa Cov Pool	No FEMA Yes X Inspection 1	If No, co	Property Ow Records Car Stora None Driveway # ow way Surface G Garage # ow	Private Private Political Priv
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proportion and best use meets legal permissite. Utilities Public Other (describe) Electricity X Gas	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for th tternal factors easements, or Reali Genera X Concret Full Base Partial E Exterior Wal Roof Surface	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood re market are (easements, encroachn Apprais st al Descrip re Slab re Slab re Slab re Slab re Slasement re Slasement re Coownspouts	Zoning Descriptions of the control o	eription Nollans an ial feaser (descended) MLS MLS Da X Fuel	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental State Source Heating FWA Radiant Other N Gas Central A	Family Res Illegal (d ations) the pre and maximum Stru Alle MA Map # 0 o, describe. tal conditions, conditions ssment and T e(s) for Gross J / Cooling HWBB Jone	dential escribe esent usum pro Off-sit eet Pro N 60422 land usum oted.	al-8K september of the	Prior Prior enities ace(s) # stove(s): Deck Pa	No FEMA Yes X Inspection 1	If No, contact of the second s	Property Over the Car Stora None Driveway # over the Car Stora None None None None None None None None	Private Private 2010 e. Concrete f Cars 2 Concrete f Cars 2 f Cars 0
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissite. Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement. Are there any adverse site conditions or extended the there are no apparent adverse extended to the the theorem of	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the ternal factors easements, of Sof Property Reali Genera X Concret Full Ba: Partial E Exterior Wal Roof Surface Gutters & De Window Typ	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood re market are (easements, encroachn Apprais st al Descrip re Slab re Coownspouts re C	Zoning Descriptions Descriptions Description Descripti	miles in the second sec	Single o Zoning d specific sibility, a cribe) FE No If No vironmental mental X Asse at a Source Heating FWA Radiant Other N Gas Individua Other N	Family Res Illegal (destions) the present and maximum MA Map # 00 or describe. Ital conditions conditions and Teles for Gross process	dential escribe esent usum pro Off-sit eet Prey N 60422 land usum oted.	ords Firepla Wood: Porch Pool Fence Other Pool Content Conte	Prior Prior Prior Prior Cov Pool Wood None	No FEMA Yes X Inspection 1	If No, contact of the second s	Property Over Car Stora None Driveway # oway Surface (Garage # oo Carport # oo Attached	Private Private 2010 e. Concrete f Cars 2 Concrete f Cars 2 f Cars 0
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissiful tilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement Are there any adverse site conditions or extended the there are no apparent adverse extended to the tilities and the t	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the ternal factors assements, of Reali Genera X Concret Full Bas Partial E Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishw	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood re market are (easements, encroachn Apprais st al Descrip re Slab Ussement Basement Basement Bls Se C cownspouts re vasher X	Zoning Descriptions of the red Use) opposed per plity, finance public Other X	eription No lans an ial fease er (desc ents, en environ MLS X Fuel X Micro	Single o Zoning d specific sibility, a cribe) FE No If No vironmen amental X Asse at a Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X	Family Res Illegal (d ations) the pre and maximum Stre Alle MA Map # 0 o, describe. tal conditions, conditions ssment and T e(s) for Gross J / Cooling HWBB Hone Air Conditioning Jone Washer/Drye	dential escribe escrib	al-8K september of the content of th	Prior	No In lot No In lot No FEMA Yes X Inspecting 1 4 Outlio	If No, contact of the second s	Property Ow Records Car Stora None Driveway # oway Surface Garage # or Carport # or Attached Built-in	Private Private 2010 e. The contract of Cars 2 Concrete of Cars 2 If Cars 0 Detached
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissiful tilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement Are there any adverse site conditions or extended the transport of	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the ternal factors assements, of Reali Genera X Concret Full Base Partial E Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishy 7 Roo	ing (Grandfared (or as proceed for as proceeding for as proceed	Zoning Descriptions of the red Use) opposed per plity, finance public Other X	eription No lans an ial fease er (desc ents, en environ MLS X Fuel X Micro	Single o Zoning d specific sibility, a cribe) FE No If No vironmental mental X Asse at a Source Heating FWA Radiant Other N Gas Individua Other N	Family Res Illegal (destions) the present and maximum MA Map # 00 or describe. Ital conditions conditions and Teles for Gross process	dential escribe esent usum pro Off-sit eet Prey N 60422 land usum oted.	al-8K september of the content of th	Prior	No In lot No In lot No FEMA Yes X Inspecting 1 4 Outlio	If No, contact of the second s	Property Over Car Stora None Driveway # oway Surface (Garage # oo Carport # oo Attached	Private Private 2010 e. The contract of Cars 2 Concrete of Cars 2 If Cars 0 Detached
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissiful tilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement Are there any adverse site conditions or extended the there are no apparent adverse extended to the tilities and the t	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the ternal factors assements, of Reali Genera X Concret Full Base Partial E Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishy 7 Roo	ing (Grandfared (or as proceed for as proceeding for as proceed	Zoning Descriptions of the red Use) opposed per plity, finance public Other X	eription No lans an ial fease er (desc ents, en environ MLS X Fuel X Micro	Single o Zoning d specific sibility, a cribe) FE No If No vironmen amental X Asse at a Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X	Family Res Illegal (d ations) the pre and maximum Stre Alle MA Map # 0 o, describe. tal conditions, conditions ssment and T e(s) for Gross J / Cooling HWBB Hone Air Conditioning Jone Washer/Drye	dential escribe escrib	al-8K september of the content of th	Prior	No In lot No In lot No FEMA Yes X Inspecting 1 4 Outlio	If No, contact of the second s	Property Ow Records Car Stora None Driveway # oway Surface Garage # or Carport # or Attached Built-in	Private Private 2010 e. The contract of Cars 2 Concrete of Cars 2 If Cars 0 Detached
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissite. Utilities Public Other (describe) Electricity X Gas X G	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for th tternal factors easements, or Sof Property Reali Reali Genera X Concret Full Ba: Partial E Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishw 7 Roo t items, etc.)	ing (Grandfa ed (or as pro cal possibi P ary Sewer EMA Flood le market are (easements, encroachn Apprais st al Descrip le Slab le Sasement Basement Basement Uls Se Coownspouts le Vasher X None	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use of	milans an ial feaser (descent	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental a Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0	Family Res Illegal (d ations) the pre and maximum Struck Alle MA Map # 0 on, describe. tal conditions, conditions sement and Toe(s) for Gross I / Cooling HWBB HONE Air Conditioninal Jone Washer/Drye Bath(s)	dential escribe esent usum pro Off-sit eet Poy N 60422 land usunoted.	al-8K selections all all all all all all all all all al	Prior Prior enities ace(s) # stove(s): Deck Pa Cov Pool Wood None describe) Square	FEMA Yes X Inspection 1 # 0 attio	If No, of the second of the se	Public X ate 01/20/2 f Yes, describ Property Over the Car Storation None Driveway # or way Surface Garage # or Carport # or Attached Built-in Living Area Ab	Private Private O10 e. Co10 e. Frivate Co10 Detached Detached
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissite. Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement. Are there any adverse site conditions or extended the strength of th	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for th tternal factors easements, or Sof Property Reali Reali Genera X Concret Full Ba: Partial E Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishw 7 Roo t items, etc.)	ing (Grandfa ed (or as pro cal possibi P ary Sewer EMA Flood le market are (easements, encroachn Apprais st al Descrip le Slab le Sasement Basement Basement Uls Se Coownspouts le Vasher X None	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use of	milans an ial feaser (descent	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental a Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0	Family Res Illegal (d ations) the pre and maximum Struck Alle MA Map # 0 on, describe. tal conditions, conditions sement and Toe(s) for Gross I / Cooling HWBB HONE Air Conditioninal Jone Washer/Drye Bath(s)	dential escribe esent usum pro Off-sit eet Poy N 60422 land usunoted.	al-8K selections all all all all all all all all all al	Prior Prior enities ace(s) # stove(s): Deck Pa Cov Pool Wood None describe) Square	FEMA Yes X Inspection 1 # 0 attio	If No, of the second of the se	Public X ate 01/20/2 f Yes, describ Property Over the Car Storation None Driveway # or way Surface Garage # or Carport # or Attached Built-in Living Area Ab	Private Private O10 e. Co10 e. Frivate Co10 Detached Detached
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissite. Utilities Public Other (describe) Electricity X Gas X G	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for th tternal factors easements, or Sof Property Reali Reali Genera X Concret Full Ba: Partial E Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishw 7 Roo t items, etc.)	ing (Grandfa ed (or as pro cal possibi P ary Sewer EMA Flood le market are (easements, encroachn Apprais st al Descrip le Slab le Sasement Basement Basement Uls Se Coownspouts le Vasher X None	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use of	milans an ial feaser (descent	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental a Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0	Family Res Illegal (d ations) the pre and maximum Struck Alle MA Map # 0 on, describe. tal conditions, conditions sement and Toe(s) for Gross I / Cooling HWBB HONE Air Conditioninal Jone Washer/Drye Bath(s)	dential escribe esent usum pro Off-sit eet Poy N 60422 land usunoted.	al-8K selections all all all all all all all all all al	Prior Prior enities ace(s) # stove(s): Deck Pa Cov Pool Wood None describe) Square	FEMA Yes X Inspection 1 # 0 attio	If No, of the second of the se	Public X ate 01/20/2 f Yes, describ Property Over the Car Storation None Driveway # or way Surface Garage # or Carport # or Attached Built-in Living Area Ab	Private Private O10 e. Co10 e. Frivate Co10 Detached Detached
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissite. Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement. Are there any adverse site conditions or extended the strength of th	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for th tternal factors easements, or Sof Property Reali Reali Genera X Concret Full Ba: Partial E Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishw 7 Roo t items, etc.)	ing (Grandfa ed (or as pro cal possibi P ary Sewer EMA Flood le market are (easements, encroachn Apprais st al Descrip le Slab le Sasement Basement Basement Uls Se Coownspouts le Vasher X None	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use of	milans an ial feaser (descent	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental a Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0	Family Res Illegal (d ations) the pre and maximum Struck Alle MA Map # 0 on, describe. tal conditions, conditions sement and Toe(s) for Gross I / Cooling HWBB HONE Air Conditioninal Jone Washer/Drye Bath(s)	dential escribe esent usum pro Off-sit eet Poy N 60422 land us noted.	al-8K selections all all all all all all all all all al	Prior Prior enities ace(s) # stove(s): Deck Pa Cov Pool Wood None describe) Square	FEMA Yes X Inspection 1 # 0 attio	If No, of the second of the se	Public X ate 01/20/2 f Yes, describ Property Over the Car Storation None Driveway # or way Surface Garage # or Carport # or Attached Built-in Living Area Ab	Private Private O10 e. Co10 e. Frivate Co10 Detached Detached
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissite. Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement. Are there any adverse site conditions or extended the strength of th	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for th tternal factors easements, or Sof Property Reali Reali Genera X Concret Full Ba: Partial E Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishw 7 Roo t items, etc.)	ing (Grandfa ed (or as pro cal possibi P ary Sewer EMA Flood le market are (easements, encroachn Apprais st al Descrip le Slab le Sasement Basement Basement Uls Se Coownspouts le Vasher X None	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use of	milans an ial feaser (descent	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental a Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0	Family Res Illegal (d ations) the pre and maximum Struck Alle MA Map # 0 on, describe. tal conditions, conditions sement and Toe(s) for Gross I / Cooling HWBB HONE Air Conditioninal Jone Washer/Drye Bath(s)	dential escribe esent usum pro Off-sit eet Poy N 60422 land us noted.	al-8K selections all all all all all all all all all al	Prior Prior enities ace(s) # stove(s): Deck Pa Cov Pool Wood None describe) Square	FEMA Yes X Inspection 1 # 0 attio	If No, of the second of the se	Public X ate 01/20/2 f Yes, describ Property Over the Car Storation None Driveway # or way Surface Garage # or Carport # or Attached Built-in Living Area Ab	Private Private O10 e. Co10 e. Frivate Co10 Detached Detached
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissite. Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement. Are there any adverse site conditions or extended the strength of th	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for th tternal factors easements, or Sof Property Reali Reali Genera X Concret Full Ba: Partial E Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishw 7 Roo t items, etc.)	ing (Grandfa ed (or as pro cal possibi P ary Sewer EMA Flood le market are (easements, encroachn Apprais st al Descrip le Slab le Sasement Basement Basement Uls Se Coownspouts le Vasher X None	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use of	milans an ial feaser (descent	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental a Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0	Family Res Illegal (d ations) the pre and maximum Struck Alle MA Map # 0 on, describe. tal conditions, conditions sement and Toe(s) for Gross I / Cooling HWBB HONE Air Conditioninal Jone Washer/Drye Bath(s)	dential escribe esent usum pro Off-sit eet Poy N 60422 land us noted.	al-8K selections all all all all all all all all all al	Prior Prior enities ace(s) # stove(s): Deck Pa Cov Pool Wood None describe) Square	FEMA Yes X Inspection 1 # 0 attio	If No, of the second of the se	Public X ate 01/20/2 f Yes, describ Property Over the Car Storation None Driveway # or way Surface Garage # or Carport # or Attached Built-in Living Area Ab	Private Private O10 e. Co10 e. Frivate Co10 Detached Detached
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissite. Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement. Are there any adverse site conditions or extended the strength of th	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for th tternal factors easements, or Sof Property Reali Reali Genera X Concret Full Ba: Partial E Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishw 7 Roo t items, etc.)	ing (Grandfa ed (or as pro cal possibi P ary Sewer EMA Flood le market are (easements, encroachn Apprais st al Descrip le Slab le Sasement Basement Basement Uls Se Coownspouts le Vasher X None	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use of	milans an ial feaser (descent	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental a Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0	Family Res Illegal (d ations) the pre and maximum Struck Alle MA Map # 0 on, describe. tal conditions, conditions sement and Toe(s) for Gross I / Cooling HWBB HONE Air Conditioninal Jone Washer/Drye Bath(s)	dential escribe esent usum pro Off-sit eet Poy N 60422 land us noted.	al-8K selections all all all all all all all all all al	Prior Prior enities ace(s) # stove(s): Deck Pa Cov Pool Wood None describe) Square	FEMA Yes X Inspection 1 # 0 attio	If No, of the second of the se	Public X ate 01/20/2 f Yes, describ Property Over the Car Storation None Driveway # or way Surface Garage # or Carport # or Attached Built-in Living Area Ab	Private Private O10 e. Co10 e. Frivate Co10 Detached Detached
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissiful tilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement Are there any adverse site conditions or ex There were no apparent adverse experience of the property and the property and the property and the property and the SUBJECT CONDITION	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the ternal factors hasements, of the sasements, of the sasements of th	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood the market are (easements, encroachn Apprais st al Descrip the Slab (or sement) Basement Basement St e C cownspouts the None (including a	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use of	eription No lans an ial fease er (desc er (desc ents, en environ MLS Da X Fuel X Microv oms ded rep	Single o Zoning d specific sibility, a cribe) FE No If No vironmen amental at Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0	Family Res Illegal (deations) the present and maximum	dential escribe esent usum pro Off-site est Pey N 60422 land usunoted.	al-8K selections all all all all all all all all all al	Prior enities ace(s) # stove(s); Deck Pa Cov Pool Wood None describe) Square	FEMA Yes X Inspection Inspe	If No, contact of the second s	Public X ate 01/20/2 f Yes, describ Property Over Records Car Stora None Driveway #orway Surface Gerage #ore Carport #ore Attached Built-in Living Area Abree comments	Private Private O10 e. Co10 e. Frivate Co10 Detached Detached
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissite. Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement. Are there any adverse site conditions or extended the strength of th	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the ternal factors hasements, of the sasements, of the sasements of th	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood the market are (easements, encroachn Apprais st al Descrip the Slab (or sement) Basement Basement St e C cownspouts the None (including a	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use of	eription No lans an ial fease er (desc er (desc ents, en environ MLS Da X Fuel X Microv oms ded rep	Single o Zoning d specific sibility, a cribe) FE No If No vironmen amental at Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0	Family Res Illegal (deations) the present and maximum	dential escribe esent usum pro Off-site est Pey N 60422 land usunoted.	al-8K selections all all all all all all all all all al	Prior enities ace(s) # stove(s); Deck Pa Cov Pool Wood None describe) Square	FEMA Yes X Inspection Inspe	If No, contact of the second s	Public X ate 01/20/2 f Yes, describ Property Over the Car Storation None Driveway # or way Surface Garage # or Carport # or Attached Built-in Living Area Ab	Private Private O10 e. Co10 e. Frivate Co10 Detached Detached
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissite. Utilities Public Other (describe) Electricity X Gas X Gas X Gas X Gas X Gas X Gas Are the utilities and/or off-site improvement. Are there any adverse site conditions or extended the transport of the property of the property and th	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the ternal factors easements, of Reali Genera X Concret Full Ba: Partial E Exterior Wall Roof Surface Gutters & De Window Typ ven X Dishw 7 Roo t items, etc.) data source(s) es or adverse of	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood re market are (easements, encroachn Apprais st al Descrip re Slab Grandfa Basement Basement Basement X None (including a	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use of	eription No lans an ial fease er (desc er (desc ents, en environ MLS Da X Fuel X Micron oms ded rep	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental mental states at a Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0 airs, dete	Family Res Illegal (deations) the present and maximum MA Map # 00 or describe. Ital conditions conditions of the conditions of the conditions of the conditions of the condition of the conditio	dential escribe esent usum pro Off-sit eet Poy N 60422 land us noted. Living X X X X X X X X X X X X X X X X X X X	al-8K selections and all-8K selections are a	yity. overment C.)? Prior Prior enities ace(s) # stove(s): Deck Pa Cov Pool Wood None describe) Square deling, et	FEMA Yes Inspection Inspec	If No, control of the second o	Public X ate 01/20/2 f Yes, describ Property Over Records Car Stora None Driveway # over Way Surface Grange # over Carport # over Carp	Private Private Onlo e. Concrete f Cars 2 Concrete f Cars 0 Detached Detached
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissiful tilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement Are there any adverse site conditions or ex There were no apparent adverse ex There are no apparent adverse ex There are no apparent physical deficiencies and the property and on	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the ternal factors easements, of Sof Property Reali Genera X Concret Full Ba: Partial E Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishw 7 Roo t items, etc.) data source(s) es or adverse on physical	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood re market are (easements, encroachn Apprais st al Descrip re Slab resement Basement Basement Sasement Vasher Vasher Vasher Vasher Vincluding a	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use of	eription No lans an ial fease er (desc er (desc ents, en environ MLS Da X Fuel X Microv oms ded rep	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental X Asse ata Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0 airs, dete	Family Res Illegal (deations) the present and maximum MA Map # 00 or describe. Ital conditions conditions for Gross	dential escribe escrib	al-8K selections and all-8K selections are a	Prior enities ace(s) # stove(s); Deck Pa Cov Pool Wood None describe) Square the prop	FEMA Yes X Inspection Inspe	If No, control of the second structure of the second s	Public X ate 01/20/2 f Yes, describ Property Ow Records Car Stora None Driveway # o way Surface (Garage # o Carport # o Attached Built-in Living Area Ab e comments	Private Private Onlo e. Concrete f Cars 2 Concrete f Cars 0 Detached Detached Private Priva
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissiful tilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement Are there any adverse site conditions or extended the there are no apparent adverse extended to the tilities and/or off-site improvement adverse extended to the tilities and/or off-	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the ternal factors easements, or Sof Property Reali Genera X Concret Full Bas Partial E Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishw 7 Roo t items, etc.) data source(s) es or adverse of nt physical of ot a license	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood re market are (easements, encroachn Apprais st al Descrip re Slab Resement	Zoning Descriptions of the red Use) opposed per plity, finance of the red Use opposed per plity, finance of the red Use of the	miles in the second of the sec	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental X Asse ata Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0 airs, dete	Family Res Illegal (deations) the present and maximum standard maximum sta	dential escribe escrib	al-8K selections and al-8K selections are also also also also also also also also	Prior Prior Prior Prior Prior Prior Pool Wood None describe) Square deling, et	FEMA Yes X Inspection Inspe	If No, control of the second o	Property Owe Records Car Stora None Driveway # oway Surface Garage # oo Carport # oo Attached Built-in Living Area Abserved and the comments of the comments o	Private Private Onlo e. Concrete f Cars 2 Concrete f Cars 0 Detached Detached Private Priva
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissiful tilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement Are there any adverse site conditions or extended the transport of	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the ternal factors easements, of Sof Property Reali Genera X Concret Pull Base Partial E Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishw 7 Roo t items, etc.) data source(s) es or adverse of the physical so to tallicense terms that ar	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood re market are (easements, encroachn Apprais st al Descrip re Slab Resement Basement Basement Washer X Mone (including a conditions the deficiencing re not imm	Zoning Descriptions of the red Use) opposed per plity, finance public Other X	Ilivability rse co	Single o Zoning d specific sibility, a cribe) FE No If No vironmen mental X Asse at a Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0 airs, dete	Family Res Illegal (deations) the present and maximum states and maxim	dential escribe escrib	al-8K selection and all-8K selection all-8K selection and all-8K selection and all-8K selection all-8K selec	Prior Prior Prior Prior Prior Prior Pool Wood None describe) Square deling, et	FEMA Yes X Inspection Inspe	If No, control of the second o	Property Owe Records Car Stora None Driveway # oway Surface Garage # oo Carport # oo Attached Built-in Living Area Abserved and the comments of the comments o	Private Private Onlo e. Concrete f Cars 2 Concrete f Cars 0 Detached Detached Private Priva
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissiful tilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement Are there any adverse site conditions or ex There were no apparent adverse expenses of the first of Stories Type X Det. Att. S-Det./End Unit X Existing Proposed UnderConst. Design (Style) Ranch Year Built 1962 Effective Age (Yrs) 50 Appliances X Refrigerator X Range/Over Finished area above grade contains: Additional features (special energy efficient of SUBJECT CONDITION) Are there any apparent physical deficiencies of the condition of the property and of SUBJECT CONDITION Are there any apparent physical deficiencies of the condition of the property and of SUBJECT CONDITION	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the tternal factors assements, of Reali Genera X Concret Full Base Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishv 7 Roo t items, etc.) data source(s) es or adverse on t physical of the physical	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood the market are (easements, encroachn Apprais st al Descrip the Slab (the sement shows a se	Zoning Descriptions of the red Use) opposed per plity, finance public Other X	Ivability rse co	Single o Zoning d specific sibility, a cribe) FE No If No vironmen amental X Asse at a Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0 airs, dete	Family Res Illegal (deations) the present and maximum	dential escribe escrib	al-8K selections and all-8K selections are a	Prior Pool Wood None describe) Square deling, et	FEMA No Inspection Inspecti	If No, control of the second o	Public X ate 01/20/2 f Yes, describ Property Ow Records Car Stora None Driveway # or way Surface Of Garage # or Carport # or Attached Built-in Living Area Ab e comments S X No actural integral	Private Private Political Priv
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissiful tilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement Are there any adverse site conditions or extended the transport of	R1-8 al Nonconformi erty as improv bility, physic Water Sanita es X No F ts typical for the tternal factors assements, of Reali Genera X Concret Full Base Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishv 7 Roo t items, etc.) data source(s) es or adverse on t physical of the physical	ing (Grandfa red (or as pro cal possibi P ary Sewer EMA Flood the market are (easements, encroachn Apprais st al Descrip the Slab (the sement shows a se	Zoning Descriptions of the red Use) opposed per plity, finance public Other X	Ivability rse co	Single o Zoning d specific sibility, a cribe) FE No If No vironmen amental X Asse at a Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0 airs, dete	Family Res Illegal (deations) the present and maximum	dential escribe escrib	al-8K selections and all-8K selections are a	Prior Pool Wood None describe) Square deling, et	FEMA No Inspection Inspecti	If No, control of the second o	Property Owe Records Car Stora None Driveway # oway Surface Garage # oo Carport # oo Attached Built-in Living Area Abserved and the comments of the comments o	Private Private Political Priv
	Specific Zoning Classification Zoning Compliance X Legal Legal Is the highest and best use of subject proper and best use meets legal permissiful tilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Year the utilities and/or off-site improvement Are there any adverse site conditions or ex There were no apparent adverse expenses of the first of Stories Type X Det. Att. S-Det./End Unit X Existing Proposed UnderConst. Design (Style) Ranch Year Built 1962 Effective Age (Yrs) 50 Appliances X Refrigerator X Range/Over Finished area above grade contains: Additional features (special energy efficient of SUBJECT CONDITION) Are there any apparent physical deficiencies of the condition of the property and of SUBJECT CONDITION Are there any apparent physical deficiencies of the condition of the property and of SUBJECT CONDITION	R1-8 al Nonconformierty as improve bility, physical saments, or sof Property Realiful General X Concret Full Barrian Exterior Wal Roof Surface Gutters & Do Window Typeven X Dishw 7 Roo titems, etc.) data source(s) es or adverse on the physical of a license or an eneighborhood bility as improved and physical of a license or an eneighborhood bility as improved and physical of a license or an eneighborhood bility as improved and physical of a license or an eneighborhood bility as improved as incomplete and physical or a license or an eneighborhood bility as improved an eneighborhood and physical or a license or an eneighborhood and physical or a license or an eneighborhood and physical or a license or an eneighborhood and physical or an eneighborhood	ing (Grandfa ed (or as procal possibility) Pary Sewer EMA Flood are market are (easements, encroachn Appraiss st al Description of the market are (easement be becomed by the become	Zoning Descriptions of the red Use) opposed per plity, finance public Other X	miles in the series of the ser	Single o Zoning d specific sibility, a cribe) FE No If No vironmen and a Source Heating FWA Radiant Other N Gas Central A Individua Other N wave X 2.0 airs, dete	Family Res Illegal (d ations) the pre and maximum Stro Alle MA Map # 0 o, describe. tal conditions, conditions ssment and T. e(s) for Gross J / Cooling HWBB HWBB Jone Washer/Drye Bath(s) erioration, rend that affect tal building intrained eye nould be construction, et	dential escribe escrib	al-8K selections and all-8K selections are a	Prior Pool Wood None describe) Square deling, et	FEMA No Inspection Inspecti	If No, control of the second o	Public X ate 01/20/2 f Yes, describ Property Ow Records Car Stora None Driveway # or way Surface Of Garage # or Carport # or Attached Built-in Living Area Ab e comments S X No actural integral	Private Private Political Priv

Exterior-Only Inspection Residential Appraisal Report

File No. 52959 Case No. 34086550

There are 2 con	nparable properties cur	rently offered for sale in	the subject neighbo	orhood ranging	in price fi	rom \$ 899,0	000 to\$	1,200	0,000 .
There are 17 con	parable sales in the su	ibject neighborhood with	in the past twelve r	nonths ranging	in sale p	rice from \$ 7	85,000 t	o\$ 1	1,200,000 .
FEATURE	SUBJECT	COMPARABLE	SALE#1	COMPA	RABLE S	SALE # 2	COMPAR	RABLE SA	ALE#3
	Hendrix Ave	135 W Gainsk		130	33 Henc	Irix Ave		7 Longv	
	l Oaks, CA 91360	Thousand Oaks	•			, CA 91360		_	, CA 91360
Proximity to Subject	7 Oaks, 07 (5 1000	0.13 mi			0.05 mil			35 mile	
Sale Price	\$	\$	945,000	,	\$	845,000	0.	\$	1,065,000
Sale Price/Gross Liv. Area			943,000 sq. ft.	\$ 405.			\$ 538.4		
	\$ 0.00 sq. ft					q. ft.			q. ft.
Data Source(s)		CRMLS#22189				428;DOM 17			7485;DOM 11
Verification Source(s)		DOC#2022000108	•			735, RealQuest			RealQuest
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIP	TION	+(-) \$ Adjustment	DESCRIP	TION	+(-) \$ Adjustment
Sale or Financing		ArmLth		ArmL	.th		ArmL	th	
Concessions		Conv;0		Cash	;0		Conv;5	000	-5,000
Date of Sale/Time		s11/22;c10/22	0	s12/22;c	12/22	0	s02/23;c0	01/23	0
Location	N;Res;	A;BsyRd;	+23,500				B;CulDe		-26,500
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Sir			Fee Sin		
Site	9200 sf	9,000 sf	0		_	0		•	C
	N;Res;		0			0	B;Mtr		
View	· · · · · ·	N;Res;		N;Re				-	-53,500
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ra			DT1;Ra	nch	
Quality of Construction	Q4	Q4		Q4			Q4		
Actual Age	61	61		61			42		C
Condition	C4	C4	-47,500	C4		+42,500	C4		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms	Baths	0	Total Bdrms.	Baths	C
Room Count	7 4 2.0	7 4 2.0		8 5	2.0		6 3	2.1	-10,000
Gross Living Area	1,961 sq. f	_		2,085	sq. ft.	-12,500		sq. ft.	
Basement & Finished	0sf	0sf		2,003 0sf		-12,500	1,976 0sf	oy. Il.	
	USI	USI		UST			UST		
Rooms Below Grade				-			_		
Functional Utility	Average	Average		Avera			Avera	-	
Heating/Cooling	FAU/CAC	FAU/CAC		FAU/N	one	+15,000	FAU/C	AC	
Energy Efficient Items	None	None		Non	e		None	e	
Garage/Carport	2ga2dw	2ga2dw		2ga2d	dw		2ga2d	łw	
Porch/Patio/Deck	Patio/Porch	Patio/Porch		Patio/P			Patio/Po		
Fireplaces	1 Fireplace	1 Fireplace		1 Firep			1 Firepl		
			145 000						.45.000
Pool	Pool	None	+15,000	Pod)		None	3	+15,000
Net Adjustment (Total)		+ X -	\$ -9,000	X +	-	\$ 45,000	+ X		\$ -80,000
Adjusted Sale Price		Net Adj: -1%		Net Adj: 5%	0		Net Adj: -8%	6	
of Comparables		Gross Adj : 9%	\$ 936,000	Gross Adj:	8%	\$ 890,000	Gross Adj:	10%	\$ 985,000
	1.01 1 1	ofor history of the subject	t		16 1				
IX did did not re	search the sale or tran	SIEL HISLOLV OLUTE SUDIEC	t property and com	parable sales.	If not, ext	olain			
I X did did not re	esearch the sale or tran	sier history of the subject	t property and com	parable sales.	If not, exp	olain			
I X did did not re	search the sale or tran	sier history or the subjec	t property and com	parable sales.	If not, exp	olain			
					, ,		to of this appro	inal	
My research X did	did not reveal any pri	or sales or transfers of th			, ,		te of this appra	isal.	
My research X did Data source(s) CRMLS	did not reveal any pri	or sales or transfers of th	ne subject property	for the three y	ears prior	to the effective dat			
My research X did Data source(s) CRMLS My research did X	did not reveal any pri , RealQuest.com did not reveal any pri		ne subject property	for the three y	ears prior	to the effective dat			
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS	did not reveal any pri , RealQuest.com did not reveal any pri , RealQuest.com	or sales or transfers of the	ne subject property ne comparable sale	for the three yes	ears prior	to the effective date	e comparable s	ale.	
My research X did Data source(s) CRMLS My research did X	did not reveal any pri , RealQuest.com did not reveal any pri , RealQuest.com	or sales or transfers of the	ne subject property ne comparable sale	for the three yes	ears prior	to the effective date	e comparable s	ale.	page 3).
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS	did not reveal any pri s, RealQuest.com did not reveal any pri s, RealQuest.com esearch and analysis o	or sales or transfers of the	ne subject property ne comparable sale	for the three year parties for the year parties for the year parties are the three years are t	ears prior	to the effective date	e comparable s	ale. sales on	page 3). BLE SALE #3
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the results	did not reveal any prist, RealQuest.com did not reveal any prist, RealQuest.com esearch and analysis o	or sales or transfers of the or sales or transfers of the prior sale or transfe	ne subject property ne comparable sale or history of the subj	for the three year parties for the year parties for the year parties are the three years are t	ears prior	to the effective date of sale of the rable sales (report	e comparable s	ale. sales on	
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the results of the results of the results of Prior Sale/Transfer	did not reveal any prior, RealQuest.com did not reveal any prior, RealQuest.com esearch and analysis of St. gr 04/	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the JBJECT	ne subject property ne comparable sale or history of the subj	for the three year parties for the year parties for the year parties are the three years are t	ears prior	to the effective date of sale of the rable sales (report	e comparable s	ale. sales on	
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the results of the results of Prior Sale/Transference of Prior Sale/Transferenc	did not reveal any prise. RealQuest.com did not reveal any prise. RealQuest.com esearch and analysis of Ster 04/er \$9	or sales or transfers of the or sales or transfers of the prior sale or transfers of the JBJECT 05/2023 11,000	ne subject property ne comparable sale or history of the subj	for the three year page for the year page for the year page fect property at SALE # 1	ears prior prior to the nd compa COM	to the effective date of sale of the rable sales (report PARABLE SALE #	e comparable s	ale. sales on DMPARA	BLE SALE #3
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s)	did not reveal any pri f, RealQuest.com did not reveal any pri f, RealQuest.com esearch and analysis o st er 04/ er \$9	or sales or transfers of the or sales or transfers of the prior sale or transfers of the prior sales or transfers or transfers of the prior sales or transfers	ne subject property ne comparable sale or history of the subj COMPARABLE S	for the three year page 15 for the year page 15 for	ears prior prior to the nd compa COM	to the effective date of sale of the rable sales (report PARABLE SALE #	e comparable s	sales on OMPARAI	BLE SALE #3
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of Prior Sale/Transference of Prior Sale/Transfer	did not reveal any pri f, RealQuest.com did not reveal any pri f, RealQuest.com esearch and analysis o St er 04/ er \$9 RealQuest.com	or sales or transfers of the or sales or transfers of the prior sale or transfers of the prior sales or transfers or transfers of the prior sales or transfers	ne subject property ne comparable sale or history of the subj COMPARABLE S RealQuest. 04/09/202	for the three year page 15 for the year page 15 for	ears prior orior to the nd compa COM	to the effective date of sale of the rable sales (report PARABLE SALE #	additional prior	sales on OMPARAI RealQu	BLE SALE #3 uest.com 9/2023
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the results of the results of the results of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Source (s) Analysis of prior sale or tr	did not reveal any prist, RealQuest.com did not reveal any prist, RealQuest.com esearch and analysis of Ster 04/ er \$9 RealQuest.com output ansfer history of the su	or sales or transfers of the or sales or transfers of the prior sale or transfers of the prior sales or transfers	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The	for the three year pect property and SALE # 1 com 23 prior transfe	ears prior prior to the nd compa COM R	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023	additional prior	RealQu 04/09	BLE SALE #3 Luest.com 9/2023 arms length
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the results of the results of the results of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Source of Prior sale or transaction per CRMI	did not reveal any prist, RealQuest.com did not reveal any prist, RealQuest.com RealQuest.com esearch and analysis of gr 04/ er \$9 RealQuest.com All the company of the su S data SR230196	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 bject property and compared 2. The sale could	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified v	for the three year property and SALE # 1 com 23 prior transferia	ears prior orior to the nd compa COM R er of the	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appeare to how recent	additional prior 2 CC rs to have be the transac	RealQu 04/09 een an attion occ	BLE SALE #3 Lest.com 9/2023 arms length curred. An
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the results of the results of the results of Prior Sale/Transference of Prior Sale of Prior Sale or transaction per CRMI extraordinary assump	did not reveal any prior, RealQuest.com did not reveal any prior, RealQuest.com esearch and analysis of St. er 04/er \$9 RealQuest.com RealQuest.com od/er \$9 Ansfer history of the su S data SR230196 otion was made tha	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and compared to the CRMLS inform	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified validion is accurate	for the three year property and SALE # 1 com prior transferia public reference and well references	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear e to how recent ted. Any varial	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurior sale	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of Prior Sale/Transference of Prior Sale/Transfer	did not reveal any prise. RealQuest.com did not reveal any prise. RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com esearch and analysis of O4/ ansfer history of the su LS data SR230196 otion was made that	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and compared to the CRMLS inform the estimated value and control of the control of t	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified validion is accurate	for the three year property and SALE # 1 com prior transferia public reference and well references	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear e to how recent ted. Any varial	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurior sale	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the results of the results of the results of Prior Sale/Transference of Prior Sale of Prior Sale or transaction per CRMI extraordinary assump	did not reveal any prise. RealQuest.com did not reveal any prise. RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com esearch and analysis of O4/ ansfer history of the su LS data SR230196 otion was made that	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and compared to the CRMLS inform the estimated value and control of the control of t	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified validion is accurate	for the three year property and SALE # 1 com prior transferia public reference and well references	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear e to how recent ted. Any varial	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurior sale	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of Prior Sale/Transference of Prior Sale/Transfer	did not reveal any prise. RealQuest.com did not reveal any prise. RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com esearch and analysis of O4/ ansfer history of the su LS data SR230196 otion was made that	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and compared to the CRMLS inform the estimated value and control of the control of t	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified validion is accurate	for the three year pect property and SALE # 1 com 23 prior transferia public reference and well references	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear e to how recent ted. Any varial	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurior sale	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of Prior Sale/Transference of Prior Sale/Transfer	did not reveal any prist, RealQuest.com did not reveal any prist, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuece(s) 04/ ansfer history of the su LS data SR230196 otion was made that fect on the current ar sales in the imm	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and compared to the CRMLS inform the estimated value and control of the control of t	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified validion is accurate	for the three year pect property and SALE # 1 com 23 prior transferia public reference and well references	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear e to how recent ted. Any varial	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurior sale	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of Prior Sale/Transference of Prior Sale/Transfer	did not reveal any prist, RealQuest.com did not reveal any prist, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuece(s) 04/ ansfer history of the su LS data SR230196 otion was made that fect on the current ar sales in the imm	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and compart the CRMLS inform the estimated value and ediate market area.	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified validion is accurate	for the three year pect property and SALE # 1 com 23 prior transferia public reference and well references	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear e to how recent ted. Any varial	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurior sale	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of Prior Sale/Transference of Prior Sale/Transfer	did not reveal any prist, RealQuest.com did not reveal any prist, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuece(s) 04/ ansfer history of the su LS data SR230196 otion was made that fect on the current ar sales in the imm	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and compart the CRMLS inform the estimated value and ediate market area.	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified validion is accurate	for the three year pect property and SALE # 1 com 23 prior transferia public reference and well references	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear e to how recent ted. Any varial	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurior sale	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of Prior Sale/Transference of Prior Sale/Transfer	did not reveal any prist, RealQuest.com did not reveal any prist, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuece(s) 04/ ansfer history of the su LS data SR230196 otion was made that fect on the current ar sales in the imm	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and compart the CRMLS inform the estimated value and ediate market area.	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified validion is accurate	for the three year pect property and SALE # 1 com 23 prior transferia public reference and well references	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear e to how recent ted. Any varial	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurior sale	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of Prior Sale/Transference of Prior Sale/Transfer	did not reveal any prist, RealQuest.com did not reveal any prist, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuece(s) 04/ ansfer history of the su LS data SR230196 otion was made that fect on the current ar sales in the imm	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and compart the CRMLS inform the estimated value and ediate market area.	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified validion is accurate	for the three year pect property and SALE # 1 com 23 prior transferia public reference and well references	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear e to how recent ted. Any varial	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurior sale	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of Prior Sale/Transference of Prior Sale/Transfer	did not reveal any prist, RealQuest.com did not reveal any prist, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuece(s) 04/ ansfer history of the su LS data SR230196 otion was made that fect on the current ar sales in the imm	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and compart the CRMLS inform the estimated value and ediate market area.	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified validion is accurate	for the three year pect property and SALE # 1 com 23 prior transferia public reference and well references	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear e to how recent ted. Any varial	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurior sale	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of Prior Sale/Transference of Prior Sale/Transfer	did not reveal any prist, RealQuest.com did not reveal any prist, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuece(s) 04/ ansfer history of the su LS data SR230196 otion was made that fect on the current ar sales in the imm	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and compart the CRMLS inform the estimated value and ediate market area.	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified validion is accurate	for the three year pect property and SALE # 1 com 23 prior transferia public reference and well references	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear e to how recent ted. Any varial	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurior sale	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of Prior Sale/Transference of Prior Sale/Transfer	did not reveal any prist, RealQuest.com did not reveal any prist, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuece(s) 04/ ansfer history of the su LS data SR230196 otion was made that fect on the current ar sales in the imm	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and compart the CRMLS inform the estimated value and ediate market area.	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified validion is accurate	for the three year pect property and SALE # 1 com 23 prior transferia public reference and well references	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear e to how recent ted. Any varial	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurior sale	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the results of the results of the results of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Source of Prior sale or transaction per CRMI extraordinary assump would not have an afthe most recent similar	did not reveal any price, RealQuest.com did not reveal any price, RealQuest.com esearch and analysis of St. er 04/er \$9 RealQuest.com RealQuest.com esearch and analysis of St. er 04/er \$9 RealQuest.com ansfer history of the su LS data SR230196 otion was made that fect on the current ear sales in the immediation Approach SE	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the fithe prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and comparts of the CRMLS inform the CRMLS information the CRMLS infor	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified validion is accurate	for the three year pect property and SALE # 1 com 23 prior transferia public reference and well references	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear e to how recent ted. Any varial	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurior sale	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of Prior Sale/Transference of Prior Sale/Transfer	did not reveal any price, RealQuest.com did not reveal any price, RealQuest.com esearch and analysis of St. er 04/er \$9 RealQuest.com RealQuest.com esearch and analysis of St. er 04/er \$9 RealQuest.com ansfer history of the su LS data SR230196 otion was made that fect on the current ear sales in the immediation Approach SE	or sales or transfers of the prior sale or transfers of the prior sale or transfers of the fithe prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and comparts of the CRMLS inform the CRMLS information the CRMLS infor	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified validion is accurate	for the three year pect property and SALE # 1 com 23 prior transferia public reference and well references	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear e to how recent ted. Any varial	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurior sale	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the results of the results of the results of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Source of Prior sale or transaction per CRMI extraordinary assump would not have an afthe most recent similar	did not reveal any prior, RealQuest.com did not reveal any prior, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com esearch and analysis of O4/ ansfer history of the su LS data SR230196 ottion was made that fect on the current ear sales in the immediates arison Approach Comparison Approach	or sales or transfers of the prior sale or transfers of the fithe prior sale or transfers of the prior sale or transfers or transfers of the prior sale or transfers or tra	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified verified verified toutcome of this	for the three year pect property at SALE # 1 com 23 prior transferia public rele and well res assignments	ears prior prior to the nd compa COM R er of the cord due	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear to how recent ated. Any varia prior sale was serior sale was	additional prior 2 CC rs to have be the transac nce on the p	RealQu 04/09 een an ation occurrior sale w market	uest.com 9/2023 arms length curred. An e information
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the results of the results of the results of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Source (s) Effective Date of Data Source (s) Analysis of prior sale or transaction per CRMI extraordinary assump would not have an afthe most recent similar Summary of Sales Compa	did not reveal any prior, RealQuest.com did not reveal any prior, RealQuest.com esearch and analysis of Star 04/ er \$9 RealQuest.com esearch and analysis of Star 04/ er \$9 RealQuest.com ansfer history of the su LS data SR230196 ottion was made that fect on the current far sales in the immediates arison Approach Comparison Approach Comparison Approach	or sales or transfers of the prior sale or transfers of the fithe prior sale or transfers of the fithe prior sale or transfers of the sale or transfers of the sale or transfers o	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified v nation is accurated outcome of this	for the three year process for the year process for the year process for the year process for the year process for transfering public research well results assignment as assignment with the year process for the year pro	ears prior prior to the nd compa COM Rer of the cord due epreser nt. The	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 subject appear to how recent ated. Any varial prior sale was selected.	additional prior 2 CC rs to have be the transac nce on the p slightly below	RealQu 04/09 een an ation occurior sale w market	uest.com 9/2023 arms length surred. An e information et based on
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the results of the results of the results of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Source(s) Effective Date of Data Source (s) Effective Data	did not reveal any prior, RealQuest.com did not reveal any prior, RealQuest.com esearch and analysis of Star 04/er \$9 RealQuest.com esearch and analysis of Star 04/er \$9 RealQuest.com ansfer history of the su LS data SR230196 otion was made that fect on the current far sales in the immediates arison Approach Semparison Approach Comparison Approach Soles of substitution & o	or sales or transfers of the prior sale or transfers of the fithe prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 11,000 Quest.com 09/2023 10,000 Quest.com 09/202	ne subject property ne comparable sale or history of the subject COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified valuation is accurated outcome of this	for the three year particles for the year particles for the year particles for the year particles for the year particles for transfering public realized and well respectively. The sassignment of the year particles for the year pa	ears prior prior to the end compa COM Record due epresernt. The	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 subject appeare to how recent ated. Any varial prior sale was sto the lack of relevant to the lack of the lack of relevant to the lack of the lack of the lack of the lack of	additional prior 2 CC rs to have be the transac nce on the p slightly below	RealQu 04/09 een an ation occurrior sale w marke	BLE SALE #3 Liest.com 9/2023 arms length curred. An e information et based on et based and
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale or tr transaction per CRMI extraordinary assump would not have an af the most recent similar Summary of Sales Compa	did not reveal any prior, RealQuest.com did not reveal any prior, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com ansfer history of the su LS data SR230196 obtion was made that fect on the current ar sales in the imm erison Approach SE Comparison Approach \$0	or sales or transfers of the prior sale or transfers of the fithe prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and compart the CRMLS inform the estimated value and ediate market area. E COMMENTS \$ 925,000 925,000 poportunity costs as they pach has been deemed	ne subject property ne comparable sale or history of the subject COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified verified to the saccurate of this control of this control of this control of the saccurate of	for the three year page is for the year page is a sasignment in the year page is a sasignment in the year page is given by the year page is for the year pag	ears prior orior to the nd compa COM Represer nt. The ach Due to	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 esubject appeare to how recent nted. Any varial prior sale was so the lack of relevance to the lack of relevance of the lack of relevance to the lack of	additional prior 2 CC rs to have be the transace nce on the p slightly below pproach (if deve	RealQu 04/09 een an ation occurrior sale w marke	BLE SALE #3 Liest.com 9/2023 arms length curred. An e information et based on et based and
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale or tr transaction per CRMI extraordinary assump would not have an af the most recent similar Summary of Sales Compa Indicated Value by: Sales C Value is based on princip age of the subject improve the subject's neighborher	did not reveal any prior, RealQuest.com did not reveal any prior, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com ansfer history of the su LS data SR230196 obtion was made that fect on the current ar sales in the imm erison Approach St. Comparison Approach St. compa	or sales or transfers of the prior sale or transfers of the fithe prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and comparts of the CRMLS inform the estimated value and ediate market area. E COMMENTS \$ 925,000 925,000 poortunity costs as they beach has been deemed ed, not income product.	ne subject property ne comparable sale or history of the subject COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified verified to the saccurate of the saccurate o	for the three yes for the year placet property and SALE # 1 com 23 prior transferia public revie and well rest assignments assignments assignments assignments assignments.	ears prior orior to the nd compa COM Represer nt. The ach Due to	e date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appeare to how recent nted. Any varial prior sale was so the lack of relevation be included in this in sunnecessary.	additional prior 2 CC rs to have be the transace nce on the p slightly below pproach (if deve	RealQu 04/09 een an ation occurrior sale w market	BLE SALE #3 Liest.com 9/2023 arms length curred. An le information let based on ect's area and the of the home within
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale or tr transaction per CRMI extraordinary assump would not have an af the most recent similar Summary of Sales Compa Indicated Value by Sales Indicated Value by: Sales Value is based on princip age of the subject improv the subject's neighborho This appraisal is made	did not reveal any prior, RealQuest.com did not reveal any prior, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com ansfer history of the su LS data SR230196 otion was made that fect on the current ear sales in the immediate and sales in the immediate sales in	or sales or transfers of the prior sale or transfers of the fithe prior sale or transfers of the fithe prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Diject property and compared to the CRMLS inform the estimated value and ediate market area. E COMMENTS \$ 925,000 925,000 poortunity costs as they cach has been deemed ed, not income producted to completion per place.	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified v nation is accurated outcome of this doutcome of this control of the sale sale sale sale sale sales accurated outcome of this doutcome of this control of the sale sale sale sale sale sale sale sal	for the three year page of the year page	ears prior prior to the compa COM Represer of the cord due epreser ont. The compa	to the effective date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 subject appear to how recent ated. Any varial prior sale was subject of the lack of relevance to the	additional prior 2 CC rs to have be the transace nce on the p slightly below pproach (if deve ant lot sales in s report. The r that the improv	RealQue o4/09 een an ation occurrior sale w market the subjet majority of the	BLE SALE #3 Lest.com 9/2023 arms length curred. An e information et based on ect's area and the of the home within
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the results of the results of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Son Analysis of prior sale or treassaction per CRMI extraordinary assump would not have an afthe most recent similar Summary of Sales Comparate the most recent similar Summary of Sales Comparate the most recent similar Indicated Value by Sales Indicated Value by: Sales CValue is based on principage of the subject improve the subject's neighborhor. This appraisal is made Completed, subject to	did not reveal any prior, RealQuest.com did not reveal any prior, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com esearch and analysis of O4/ er \$9 RealQuest.com esearch and analysis of O4/ ansfer history of the su LS data SR230196 otion was made that fect on the current ear sales in the immediates are sales in the immediates of SE Comparison Approach	or sales or transfers of the prior sale or transfers of the fithe prior sale or transfers of the prior sale or transfers or transfer	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified v nation is accurated outcome of this doutcome of this cost Approach (if do rapply to the mark unreliable and, the ing, and therefore ns and specification of a hypothetical co	for the three year period of the year period of year period of the year period of year peri	ears prior prior to the and compa COM Reper of the cord duction	e date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear to how recent aprior sale was set to how recent aprior sale was set to the lack of relevant to the lack of the l	additional prior 2 CC rs to have be the transace nce on the p slightly below proach (if deve ant lot sales in s report. The re- that the improvipeen completed	RealQue o4/09 een an ation occurrior sale w market the subjet majority of the	BLE SALE #3 Liest.com 9/2023 arms length curred. An le information let based on ect's area and the of the home within
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale or tr transaction per CRMI extraordinary assump would not have an af the most recent similar Summary of Sales Compa Indicated Value by Sales Indicated Value by: Sales Value is based on princip age of the subject improv the subject's neighborho This appraisal is made	did not reveal any prior, RealQuest.com did not reveal any prior, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com esearch and analysis of O4/ er \$9 RealQuest.com esearch and analysis of O4/ ansfer history of the su LS data SR230196 otion was made that fect on the current ear sales in the immediates are sales in the immediates of SE Comparison Approach	or sales or transfers of the prior sale or transfers of the fithe prior sale or transfers of the prior sale or transfers or transfer	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified v nation is accurated outcome of this doutcome of this cost Approach (if do rapply to the mark unreliable and, the ing, and therefore ns and specification of a hypothetical co	for the three year period of the year period of year period of the year period of year peri	ears prior prior to the and compa COM Reper of the cord duction	e date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 e subject appear to how recent aprior sale was set to how recent aprior sale was set to the lack of relevant to the lack of the l	additional prior 2 CC rs to have be the transace nce on the p slightly below proach (if deve ant lot sales in s report. The re- that the improvipeen completed	RealQue o4/09 een an ation occurrior sale w market the subjet majority of the	BLE SALE #3 Lest.com 9/2023 arms length curred. An e information et based on ect's area and the of the home within
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale or tr transaction per CRMI extraordinary assump would not have an af the most recent similar Summary of Sales Compa Indicated Value by Sales Indicated Value by: Sales O Value is based on princip age of the subject improv the subject's neighborho This appraisal is made C completed, subject to following required inspect	did not reveal any prior, RealQuest.com did not reveal any prior, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com esearch and analysis of the sulfact of the sulfact on the current for the sulfact on the current for sales in the immediate ar sales in the immediate of substitution & of the sulfact on the current for sales in the immediate of substitution & of the sulfact on the cost approach \$100 comparison Approach \$200 co	or sales or transfers of the prior sale or transfers of the fithe prior sale or transfers of the fithe prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Deject property and comparts of the CRMLS inform the estimated value and ediate market area. E COMMENTS \$ 925,000 925,000 poportunity costs as they expect to completion per plans or alterations on the basis ordinary assumption that	ne subject property ne comparable sale r history of the subj COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified valuation is accurated outcome of this doutcome of this cost Approach (if dovapply to the mark unreliable and, the ing, and therefore ins and specification of a hypothetical co the condition or de	for the three year particles for the year particles for the year particles for the year particles for the year particles for transfering public reares assignment as assignment as assignment as assignment as on the basis and the income as on the basis and the ficiency does reference of the income as on the basis and the ficiency does reference of the income as on the basis and the ficiency does reference of the income as on the basis and the income as on the basis and the income are the income as on the basis and the income are the income as on the basis and the income are the income as on the basis and the income are the income as on the basis and the income are the income	ears prior prior to the ears prior to ears prior to ears prior to ears prior to ear pr	e date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 subject appeare to how recent ated. Any varial prior sale was so the lack of relevation be included in this in is unnecessary, othetical condition or alteration or reparation of reparation of the lack of relevation of the lack of relevation or alteration or reparation or reparation of the lack of reparation or reparation or reparation or reparation of the lack of relevation or alteration or reparation or reparation of the lack of relevation or reparation or reparation or reparation of the lack of relevation or reparation or reparation or reparation or reparation of the lack of relevation or reparation or reparatio	additional prior 2 CC rs to have be the transac nce on the p slightly below pproach (if deve ant lot sales in s report. The r that the improv peen completed ir:	RealQu 04/05 een an ation occurior sale w market loped) \$ the subjet najority of	BLE SALE # 3 Liest.com 9/2023 arms length curred. An e information et based on et based on ect's area and the of the home within have been subject to the
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale or tr transaction per CRMI extraordinary assump would not have an af the most recent similar Summary of Sales Compa Indicated Value by: Sales Compa Ind	did not reveal any prior, RealQuest.com did not reveal any prior, RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com esearch and analysis of St. er 04/ er \$9 RealQuest.com esearch and analysis of St. er 04/ ansfer history of the su S data SR230196 obtion was made that fect on the current ear sales in the immediate arison Approach arison Approach St. Comparison Approach St. ements, the cost approach are owner occupication based on the extraction of the exterior action of the exterior	or sales or transfers of the prior sale or transfers of the fithe prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Deport property and compared to the CRMLS inform the estimated value and ediate market area. E COMMENTS \$ 925,000 925,000 925,000 poportunity costs as they each has been deemed ed, not income produce to completion per plans a laterations on the basis ordinary assumption that the reas of the subject production of the sub	ne subject property ne comparable sale or history of the subject COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified valuation is accurated outcome of this doutcome of this cost Approach (if do	for the three yes for the year placet property and SALE # 1 com 23 prior transfevia public rege and well rege and well rege and series assignment as assignment as assignment as assignment as on the basis and ition that the ficiency does retained to the street, described by the street, described by the street, described by the street, described by the street of the street	ears prior prior to the end compa COM Record due epresernt. The expression of a hype erepairs contrequire efined scenarios.	e date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 subject appeare to how recent ated. Any varial prior sale was: Income Application of the lack of relevation beincluded in this in is unnecessary, othetical condition or alterations have to ealteration or reparations of the lack of relevations and the lack of relevations of alteration or reparations have to ealteration or reparations of the lack of relevations or alteration or reparations have the lack of the lack of relevations of the lack of th	additional priorical section is 2	RealQu 04/09 een an ation occurrior sale w market loped) \$ the subjet najority of memority	BLE SALE # 3 Liest.com 9/2023 arms length curred. An e information et based on et based on ect's area and the of the home within have been subject to the
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale or tr transaction per CRMI extraordinary assump would not have an af the most recent similar Summary of Sales Compa Indicated Value by Sales Indicated Value by: Sales O Value is based on princip age of the subject improv the subject's neighborho This appraisal is made C completed, subject to following required inspect	did not reveal any price. RealQuest.com did not reveal any price. RealQuest.com esearch and analysis of the search analysi	or sales or transfers of the prior sale or transfers of the fithe prior sale or transfers of the JBJECT 05/2023 11,000 Quest.com 09/2023 Deport property and compared to the CRMLS inform the estimated value and ediate market area. E COMMENTS \$ 925,000 925,000 925,000 poportunity costs as they each has been deemed ed, not income produce to completion per plans a laterations on the basis ordinary assumption that the reas of the subject production of the sub	ne subject property ne comparable sale or history of the subject COMPARABLE S RealQuest. 04/09/202 arable sales The not be verified verified to the saccurate of the control of the saccurate of the control of a hypothetical co	for the three yes for the year placet property and SALE # 1 com 23 prior transferia public revia public revia and well restand well restand sassignments assignments assignments assignments assignments on the basis and the income in son the basis and the ficiency does returned, of the read,	ears prior prior to the end compa COM Record due epresernt. The end compa expression of a hype erepairs contrequire efined scal proper	e date of sale of the rable sales (report PARABLE SALE # ealQuest.com 04/09/2023 subject appeare to how recent ated. Any varial prior sale was: Income Application of the lack of relevation beincluded in this in is unnecessary, othetical condition or alterations have to ealteration or reparations of the lack of relevations and the lack of relevations of alteration or reparations have to ealteration or reparations of the lack of relevations or alteration or reparations have the lack of the lack of relevations of the lack of th	additional priorical in the transaction on the particular in the particular in the transaction of the particular in the transaction of the particular in the transaction of the particular in the improvement of assument of the particular in the improvement of the particular in t	RealQu 04/09 een an ation occurrior sale w market loped) \$ the subjet najority of rements h d, or	BLE SALE # 3 Liest.com 9/2023 arms length curred. An e information et based on et based on ect's area and the of the home within have been subject to the

Exterior-Only Inspection Residential Appraisal Report

	Exterior-Only inspection ite	sideritidi Appidisai			
	The appraiser certifies and agrees that this appraisal was prepared in	accordance with the requi	irements of		
	Title XI of the Financial Institutions, Reform, Recovery, and Enforceme			12	
				12	
	U.S.C. 3331 et seq.), and any applicable implementing regulations in e	mect at the time the appra	aiser signs the		
	appraisal certification.				
	This report was prepared in accordance with the requirements of the A	ppraisal Report option of	USPAP Standa	ards Rule 2-2(a).	
	This report has propared in describing that the requirements of the	pp. a. ca	00.7 01000		
	Francis Mar Definition Madestandon in the acceptance belonging which				
	Fannie Mae Definition: Market value is the most probable price which a				
	conditions requisite to a fair sale, the buyer and seller, each acting pru-	<u>dently, knowledgeably an</u>	d assuming the	price is not affe	cted by
	undue stimulus.				
	AMO D. 14 (1) 1/4 OL O. 14 L. O. 17 L. 1/4050				
	AMC Registration # for ClearCapital.com, Inc: California #1256				
2					
Z					
쁳					
Ξ					
Ö					
O.					
₹					
Ž					
ADDITIONAL COMMENTS					
듬					
ᆸ					
⋖					
	COST APPROACH TO VALUE	(not required by Fannie M	ae.)		
	COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate your cost figures and cal		ae.)		
	Provide adequate information for the lender/client to replicate your cost figures and cal	culations.	,	alue for the subject	nroperty was
	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methods)	culations. ods for estimating site value)	Opinion of site va		
	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other method by the abstraction method. Recently closed sales in the subject area were continuously to the subject area.	culations. ods for estimating site value) nsidered with land abstracted	Opinion of site va	ments and then com	pared to derive
	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site of the subject area were subject.	culations. ods for estimating site value) nsidered with land abstracted	Opinion of site va	ments and then com	pared to derive
	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other method by the abstraction method. Recently closed sales in the subject area were continuously to the subject area.	culations. ods for estimating site value) nsidered with land abstracted	Opinion of site va	ments and then com	pared to derive
АСН	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site of the subject area were subject.	culations. ods for estimating site value) nsidered with land abstracted	Opinion of site va	ments and then com	pared to derive
ОАСН	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other method derived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value.	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio OPINION OF SITE VALUE	Opinion of site va from site improve greater than 30% i	ments and then com is typical for the area =\$	pared to derive a. No affects on
РКОАСН	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value.	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of	Opinion of site va from site improve greater than 30% i Sq. Ft. @ \$	ments and then comis typical for the area =\$ =\$	pared to derive a. No affects on
NPROACH PROACH	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value marketability. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio OPINION OF SITE VALUE	Opinion of site va from site improve greater than 30% i	ments and then com is typical for the area =\$	pared to derive a. No affects on
r Approach	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value. Below indicates the subject area were coat a reasonable opinion of site value.	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of OPINION OF SITE VALUE Dwelling 1,961	Opinion of site va from site improve greater than 30% i Sq. Ft. @ \$	ments and then comes typical for the area = \$ =\$ =\$	pared to derive a. No affects on
ST APPROACH	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value marketability. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio OPINION OF SITE VALUE	Opinion of site va from site improve greater than 30% i Sq. Ft. @ \$	ments and then comis typical for the area =\$ =\$	pared to derive a. No affects on
COST APPROACH	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value marketability. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of OPINION OF SITE VALUE Dwelling 1,961 Garage/Carport	Opinion of site va from site improve greater than 30% i Sq. Ft. @ \$ Sq. Ft. @ \$	ments and then comes typical for the area = \$ =\$ =\$	pared to derive a. No affects on
COST APPROACH	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value marketability. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of land to value ra	Opinion of site va from site improve greater than 30% i Sq. Ft. @ \$ Sq. Ft. @ \$	ments and then comis typical for the area =\$ =\$ =\$ =\$ =\$	pared to derive a. No affects on
COST APPROACH	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value marketability. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio government of the land to value ratio gover	Opinion of site va from site improve greater than 30% i Sq. Ft. @ \$ Sq. Ft. @ \$	ments and then comis typical for the area =\$ =\$ =\$ =\$ External	pared to derive a. No affects on
COST APPROACH	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value marketability. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land to value ratio of land the land	Opinion of site va from site improve greater than 30% i Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =	pared to derive a. No affects on
COST APPROACH	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value marketability. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of OPINION OF SITE VALUE Dwelling 1,961 Garage/Carport Total Estimate of Cost-new Less Physical Depreciation Depreciated Cost of Improve	Opinion of site va from site improve greater than 30% i Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$	ments and then comis typical for the area =\$ =\$ -\$ -\$ External =\$	pared to derive a. No affects on
COST APPROACH	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value marketability. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land to value ratio of land the land	Opinion of site va from site improve greater than 30% i Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =	pared to derive a. No affects on
COST APPROACH	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value marketability. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of OPINION OF SITE VALUE Dwelling 1,961 Garage/Carport Total Estimate of Cost-new Less Physical Depreciation Depreciated Cost of Improve	Opinion of site va from site improve greater than 30% i Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$	ments and then comis typical for the area =\$ =\$ -\$ -\$ External =\$	pared to derive a. No affects on
COST APPROACH	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site of marketability. ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of OPINION OF SITE VALUE Dwelling 1,961 Garage/Carport Total Estimate of Cost-new Less Physical Depreciation Depreciated Cost of Improve	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional Imments	ments and then comis typical for the area =\$ =\$ -\$ -\$ External =\$	pared to derive a. No affects on
	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site of marketability. ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land to value land the lan	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional Functional Functional	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$	pared to derive a. No affects on
	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site varieties. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land to value of the la	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional Imments Immen	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$	pared to derive a. No affects on
	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value marketability. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Multiplier	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land to value of the la	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional Functional Functional	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$	pared to derive a. No affects on
	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site varieties. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land to value of the la	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional Imments Immen	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$	pared to derive a. No affects on
	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site varieties are subject. ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Multiplier Summary of Income (including support for market rent and GRM)	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land to value land the lan	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional Imments Immen	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$	pared to derive a. No affects on
	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value marketability. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Multiplier	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land to value land the lan	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional Imments Immen	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$	pared to derive a. No affects on
	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site of marketability. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Multiplier Summary of Income (including support for market rent and GRM)	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land to value and the land	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional Functional Functional Functional Functional Functional Functional Functional Functional	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
INCOME COST APPROACH	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site of marketability. ESTIMATED REPRODUCTION REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Multiplier Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land to value of Site Improve landicated Value By Cost Apples (not required by Fannie of landicated Val	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional Imments Immen	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat at a reasonable opinion of site value. Below indicates the subject's estimated site to marketability. ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Multiplier Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the developer/builder is in control of the Policy in the Pol	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land to value of Site Improve landicated Value By Cost Apples (not required by Fannie of landicated Val	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional Imments Immen	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
INCOME	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other method derived by the abstraction method. Recently closed sales in the subject area were coat at a reasonable opinion of site value. Below indicates the subject's estimated site of marketability. ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of Legal Name of Project	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of value. The land to value of the land to value of the land to value of Site Improve. The land to value of the land to value ratio of the	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional Imments Immen	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
INCOME	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat at a reasonable opinion of site value. Below indicates the subject's estimated site value marketability. ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of Legal Name of Project Total number of phases Total number of units Total	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio g OPINION OF SITE VALUE Dwelling 1,961 Garage/Carport Total Estimate of Cost-new Less Physical Depreciation Depreciated Cost of Improve "As-is" Value of Site Improve Indicated Value By Cost App (not required by Fannie In section) FOR PUDs (if applicable) No Unit type(s) Define HOA and the subject programmer of units sold	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional Imments Immen	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
INCOME	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat at a reasonable opinion of site value. Below indicates the subject's estimated site value marketability. ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Multiplier Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of Legal Name of Project Total number of phases Total number of units Total	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of value. The land to value of the land to value of the land to value of Site Improve. The land to value of the land to value ratio of the	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional Imments Immen	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
INCOME	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were contact a reasonable opinion of site value. Below indicates the subject's estimated site of marketability. ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Multiplier Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of Legal Name of Project Total number of units rented Total number of units for sale Data	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land the land the land the land the subject properties of the land	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
INCOME	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value marketability. ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Multiplier Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control cLegal Name of Project Total number of units rented Total number of units for sale Data Was the project created by the conversion of existing building(s) into a PUD? Yes	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land the land the land the land the subject property of the HOA and the subject property of the land the land	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
INCOME	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site of marketability. ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Multiplier Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of Legal Name of Project Total number of units rented Total number of units for sale Data Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source.	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of value. The land to value of the land to value of the land to value of the land to value by Cost Apples (not required by Fannie of value of the land the subject proposition of the HOA and the subject proposition of the land the value of converse of value of the land the subject proposition. No If Yes, date of converse of value of	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional sements Functiona	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
INCOME	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site of marketability. ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Multiplier Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of Legal Name of Project Total number of units rented Total number of units for sale Data Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source.	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land the land the land the land the subject property of the HOA and the subject property of the land the land	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional sements Functiona	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
INCOME	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site of marketability. ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Multiplier Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of Legal Name of Project Total number of units rented Total number of units for sale Data Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source.	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of value. The land to value of the land to value of the land to value of the land to value by Cost Apples (not required by Fannie of value of the land the subject proposition of the HOA and the subject proposition of the land the value of converse of value of the land the subject proposition. No If Yes, date of converse of value of	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional sements Functiona	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
INCOME	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site of marketability. ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Multiplier Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of Legal Name of Project Total number of units rented Total number of units for sale Data Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source.	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of value. The land to value of the land to value of the land to value of the land to value by Cost Apples (not required by Fannie of value of the land the subject proposition of the HOA and the subject proposition of the land the value of converse of value of the land the subject proposition. No If Yes, date of converse of value of	Opinion of site varifrom site improve greater than 30% is Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional sements Functiona	ments and then comis typical for the area =\$ =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
INCOME	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site of marketability. ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Multiplier Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of Legal Name of Project Total number of units rented Total number of units for sale Data Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source.	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of value. The land to value of the land to value of the land to value of the land to value by Cost Apples (not required by Fannie of value of the land the subject proposition of the HOA and the subject proposition of the land the value of converse of value of the land the subject proposition. No If Yes, date of converse of value of	Opinion of site varifrom site improve greater than 30% if the site improve greater th	ments and then comis typical for the area =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
INCOME	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value. Below indicates the subject's estimated site value. Below indicates the subject set in a reasonable of cost data. Comments on Cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of Legal Name of Project Total number of phases Total number of units Total number of units rented Total number of units for sale Data Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source. Are the units, common elements, and recreation facilities complete? Yes No	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land to value of the land the subject proposition. The land the subject proposition of the land the subject proposition of the land the subject proposition. The land the value of the land the subject proposition of the land the subject proposition. The land the subject proposition of the land the subject proposition of the land the subject proposition. The land the subject proposition of the land t	Opinion of site varifrom site improve greater than 30% if the site improve greater th	ments and then comis typical for the area =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
INCOME	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value. Below indicates the subject's estimated site value. Below indicates the subject set in a reasonable of cost data. Comments on Cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of Legal Name of Project Total number of phases Total number of units Total number of units rented Total number of units for sale Data Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source. Are the units, common elements, and recreation facilities complete? Yes No	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land to value of the land the subject proposition. The land the subject proposition of the land the subject proposition of the land the subject proposition. The land the value of the land the subject proposition of the land the subject proposition. The land the subject proposition of the land the subject proposition of the land the subject proposition. The land the subject proposition of the land t	Opinion of site varifrom site improve greater than 30% if the site improve greater th	ments and then comis typical for the area =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on
	Provide adequate information for the lender/client to replicate your cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methoderived by the abstraction method. Recently closed sales in the subject area were coat a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value. Below indicates the subject's estimated site value in a reasonable opinion of site value. Below indicates the subject's estimated site value. Below indicates the subject's estimated site value. Below indicates the subject set in a reasonable of cost data. Comments on Cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Summary of Income (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowner's Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of Legal Name of Project Total number of phases Total number of units Total number of units rented Total number of units for sale Data Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source. Are the units, common elements, and recreation facilities complete? Yes No	culations. ods for estimating site value) nsidered with land abstracted value. The land to value ratio of the land to value of the land the subject proposition. The land the subject proposition of the land the subject proposition of the land the subject proposition. The land the value of the land the subject proposition of the land the subject proposition. The land the subject proposition of the land the subject proposition of the land the subject proposition. The land the subject proposition of the land t	Opinion of site varifrom site improve greater than 30% if the site improve greater th	ments and then comis typical for the area =\$ =\$ =\$ External =\$ =\$ ncome Approach	pared to derive a. No affects on

Prodigy Appraisal Services EXTRA COMPARABLES 4-5-6

File No. 52959 Case No. 34086550

Borrower Redwood Holdings LLC

Property Address 1409 Hendrix Ave

City Thousand Oaks County Ventura State CA Zip Code 91360

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

	FEATURE	,	SUBJEC	T		COMPA	RABLE	SALE#	4		COMPAR	RABLE S	SALE# 5	(OMPAR	RABLE SA	ALE#	6
		Hendri					Westb						am Ave					
	Thousand	Oaks,	CA 91	360	Tł			s, CA 91	360	Т			s, CA 91360					
	Proximity to Subject					0.	41 mile				0.5	58 mile						
	Sale Price	\$					\$	899,	000			\$	1,200,000			\$		
		\$	0.00	sq. ft.		431.1		q. ft.		\$	505.6		q. ft.	\$		S	q. ft.	
	Data Source(s)		#SR2301966		С			374;DO	M 9	CI			958;DOM 25					
	Verification Source(s)		oc Se				RealQı					RealQu						
	VALUE ADJUSTMENTS		SCRIPT		DE	SCRIP		+(-) \$ Ad	justment	DI	ESCRIPT		+(-) \$ Adjustmer	t DI	ESCRIP1	TION	+(-) \$ Adjı	ustment
	Sale or Financing		ArmLtl			Listing	g				Listing	3						
	Concessions		Cash;			0;0					0;0							
	Date of Sale/Time	SU4	I/23;c0			Active			0		Active)				
	Location		N;Res			N;Res					N;Res	-						
	Leasehold/Fee Simple Site		ee Sim 9200 s			ee Sim 9,000 :	•		0		Fee Sim 9200 s	•						
	View		N;Res			N;Res			U		N;Res							
	Design (Style)		T1;Ran			T1;Rai	•			-	DT1;Rar	-						
	Quality of Construction		Q4	ICIT		Q4	IIOII			-	Q3	1011	-60,00					
	Actual Age		61			61					53			1				
	Condition		C4			C4					C3		-60,00)				
	Above Grade	Total		Baths	Total	Bdrms.	Baths		0	Total	I Bdrms.	Baths	33,03		Bdrms.	Baths		
	Room Count	7	4	2.0	8	5	2.0			7	4	2.0		1 2 4 6 1				
	Gross Living Area	1.	,961	sq. ft.	_	,085	sq. ft.		-12,500		2,373	sq. ft.	-41,00			sq. ft.		
	Basement & Finished		0sf			0sf					0sf		,			, ,		
	Rooms Below Grade																	
	Functional Utility		Averag			Averaç					Averag							
Sis	Heating/Cooling	F	AU/C/	AC		FAU		+	-15,000		FAU/CA	AC						
ž	Energy Efficient Items		None			None					None							
₹	Garage/Carport		2ga2d			2ga2d					2ga2d							
₹	Porch/Patio/Deck		atio/Po			atio/Po					Patio/Po							
O	Fireplaces	1	Firepla	ace	1	Firepla					1 Firepla							
S	Pool		Pool			None	;	+	-15,000		Pool/Sp	oa)				
COMPARISON ANALYSIS	N (A) (/T ())							h 47	500				A 404 000				•	
₹	Net Adjustment (Total)				X Not A	+ dj: 2%	-	\$ 17	,500	Not	+ X Adj: -13		\$ -161,000	Not	+ _ - Adj: 0%	-	\$	
ဗ	Adjusted Sale Price of Comparables					auj. ∠ ⁄o s Adj :∍		\$ 916			ss Adj: 1		\$ 1,039,000		•		\$	
	UI CUITIPALADICS				CIUS	Auj.	J 70	ψ σις),500	Cios	os Auj. I	J /0	ψ 1,000,000	Olos	3 Auj. C	<i>J</i> 70	Ψ	
S																		
ALES		esearch	and an	alysis of	the pric	or sale o	r transfe	r history o	f the sub	ject pr	operty an	d compa	rable sales					
SALES	Report the results of the r	esearch	and an	_	the pric	or sale o		r history o					rable sales ARABLE SALE#	5	COM	1PARABI	E SALE#	6
	Report the results of the r		and an	SUE	•			•						5	COM	1PARABI	E SALE#	6
	Report the results of the r	er	and an	SUE 04/0	BJECT	3		•						5	COM	1PARABI	E SALE#	6
	Report the results of Prior Sale/Transference of Prior Sale/Transfere	er er	and an	94/0 \$91 RealQ	BJECT 5/202 11,000 uest.c	3 om		COMPARA	ABLE SA	LE#		COMP	ARABLE SALE#	5	COM	1PARABI	E SALE#	6
	Report the results of the results of the results of Price of Prior Sale/Transference of Prior Sale/Tra	er er urce(s)		SUE 04/0 \$91 RealQ 04/0	BJECT 05/202 11,000 uest.c 09/202	3 om 3	(COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	MPARABI	E SALE#	6
	Report the results of Prior Sale/Transference of Prior Sale/Transfere	er er urce(s)		SUE 04/0 \$91 RealQ 04/0	BJECT 05/202 11,000 uest.c 09/202	3 om 3	(COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	(PARABI	E SALE#	6
	Report the results of the results of the results of Price of Prior Sale/Transference of Prior Sale/Tra	er er urce(s)		SUE 04/0 \$91 RealQ 04/0	BJECT 05/202 11,000 uest.c 09/202	3 om 3	(COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	(PARABI	E SALE#	6
	Report the results of the results of the results of Price of Prior Sale/Transference of Prior Sale/Tra	er er urce(s)		SUE 04/0 \$91 RealQ 04/0	BJECT 05/202 11,000 uest.c 19/202	3 om 3	(COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	1PARABI	E SALE #	6
	Report the results of the results of the results of Price of Prior Sale/Transference of Prior Sale/Tra	er er urce(s)		SUE 04/0 \$91 RealQ 04/0	BJECT 05/202 11,000 uest.c 19/202	3 om 3	(COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	MPARABL	E SALE#	6
	Report the results of the results of the results of Price of Prior Sale/Transference of Prior Sale/Tra	er er urce(s)		SUE 04/0 \$91 RealQ 04/0	BJECT 05/202 11,000 uest.c 19/202	3 om 3	(COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	MPARABI	E SALE#	6
	Report the results of the results of the results of Price of Prior Sale/Transference of Prior Sale/Tra	er er urce(s)		SUE 04/0 \$91 RealQ 04/0	BJECT 05/202 11,000 uest.c 19/202	3 om 3	(COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	MPARABI	E SALE#	6
	Report the results of the results of the results of Price of Prior Sale/Transference of Prior Sale/Tra	er er urce(s)		SUE 04/0 \$91 RealQ 04/0	BJECT 05/202 11,000 uest.c 19/202	3 om 3	(COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	MPARABL	E SALE#	6
	Report the results of the results of the results of Price of Prior Sale/Transference of Prior Sale/Tra	er er urce(s)		SUE 04/0 \$91 RealQ 04/0	BJECT 05/202 11,000 uest.c 19/202	3 om 3	(COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	MPARABL	E SALE#	6
	Report the results of the results of the results of Price of Prior Sale/Transference of Prior Sale/Tra	er er urce(s)		SUE 04/0 \$91 RealQ 04/0	BJECT 05/202 11,000 uest.c 19/202	3 om 3	(COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	MPARABI	E SALE#	6
	Report the results of the results of the results of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale of Prior Sale of Data Source(s) Effective Date of Data Source of Prior Sale or transference of Prior Sale/Transference of Pri	er er urce(s) ansfer h	nistory of	SUE 04/0 \$91 RealQ 04/0 f the subj	BJECT 15/202 11,000 uest.c 19/202 ject pro	3 oom 3 perty an	d compa	COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	MPARAB!	E SALE#	6
	Report the results of the results of the results of Price of Prior Sale/Transference of Prior Sale/Tra	er er urce(s) ansfer h	nistory of	SUE 04/0 \$91 RealQ 04/0 f the subj	BJECT 15/202 11,000 uest.c 19/202 ject pro	3 oom 3 perty an	d compa	COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	MPARABL	E SALE#	6
	Report the results of the results of the results of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale of Prior Sale of Data Source(s) Effective Date of Data Source of Prior Sale or transference of Prior Sale/Transference of Pri	er er urce(s) ansfer h	nistory of	SUE 04/0 \$91 RealQ 04/0 f the subj	BJECT 15/202 11,000 uest.c 19/202 ject pro	3 oom 3 perty an	d compa	COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	IPARABI	E SALE#	6
	Report the results of the results of the results of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale of Prior Sale of Data Source(s) Effective Date of Data Source of Prior Sale or transference of Prior Sale/Transference of Pri	er er urce(s) ansfer h	nistory of	SUE 04/0 \$91 RealQ 04/0 f the subj	BJECT 15/202 11,000 uest.c 19/202 ject pro	3 oom 3 perty an	d compa	COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	MPARAB!	E SALE#	6
	Report the results of the results of the results of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale of Prior Sale of Data Source(s) Effective Date of Data Source of Prior Sale or transference of Prior Sale/Transference of Pri	er er urce(s) ansfer h	nistory of	SUE 04/0 \$91 RealQ 04/0 f the subj	BJECT 15/202 11,000 uest.c 19/202 ject pro	3 oom 3 perty an	d compa	COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	MPARABL	E SALE#	6
	Report the results of the results of the results of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale of Prior Sale of Data Source(s) Effective Date of Data Source of Prior Sale or transference of Prior Sale/Transference of Pri	er er urce(s) ansfer h	nistory of	SUE 04/0 \$91 RealQ 04/0 f the subj	BJECT 15/202 11,000 uest.c 19/202 ject pro	3 oom 3 perty an	d compa	COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	IPARAB!	E SALE#	6
	Report the results of the results of the results of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale of Prior Sale of Data Source(s) Effective Date of Data Source of Prior Sale or transference of Prior Sale/Transference of Pri	er er urce(s) ansfer h	nistory of	SUE 04/0 \$91 RealQ 04/0 f the subj	BJECT 15/202 11,000 uest.c 19/202 ject pro	3 oom 3 perty an	d compa	COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	MPARAB!	E SALE#	6
	Report the results of the results of the results of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale of Prior Sale of Data Source(s) Effective Date of Data Source of Prior Sale or transference of Prior Sale/Transference of Pri	er er urce(s) ansfer h	nistory of	SUE 04/0 \$91 RealQ 04/0 f the subj	BJECT 15/202 11,000 uest.c 19/202 ject pro	3 oom 3 perty an	d compa	COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	IPARAB!	E SALE#	6
	Report the results of the results of the results of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale of Prior Sale of Data Source(s) Effective Date of Data Source of Prior Sale or transference of Prior Sale/Transference of Pri	er er urce(s) ansfer h	nistory of	SUE 04/0 \$91 RealQ 04/0 f the subj	BJECT 15/202 11,000 uest.c 19/202 ject pro	3 oom 3 perty an	d compa	COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	MPARAB!	E SALE#	6
	Report the results of the results of the results of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale/Transference of Prior Sale of Prior Sale of Data Source(s) Effective Date of Data Source of Prior Sale or transference of Prior Sale/Transference of Pri	er er urce(s) ansfer h	nistory of	SUE 04/0 \$91 RealQ 04/0 f the subj	BJECT 15/202 11,000 uest.c 19/202 ject pro	3 oom 3 perty an	d compa	COMPARA Real	ABLE SA	com	4	COMP/	ARABLE SALE#	5	COM	MPARABL	E SALE#	6

Exterior-Only Inspection Residential Appraisal Report

File No. 52959 Case No. 34086550

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 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.

Page

Exterior-Only Inspection Residential Appraisal Report

File No. 52959 Case No. 34086550

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

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

Exterior-Only Inspection Residential Appraisal Report Case No.

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

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

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

APPRAISER	le L	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Marie 1	Signature
Name	Antonio Anderson	Name
Company Name	Prodigy Appraisal Services	Company Name
Company Address	P. O. Box 4609	Company Address
	West Hills, CA 91308	
Telephone Number		Telephone Number
Email Address	antonio@prodigyappraisal.com	Email Address
Date of Signature a	nd Report04/10/2023	Date of Signature
Effective Date of Ap	praisal04/10/2023	State Certification #
State Certification #	AR035678	or State License #
or State License #		State
or Other (describe)	State # CA	Expiration Date of Certification or License
State	CA	_
Expiration Date of C	Certification or License 11/23/2024	_
		SUBJECT PROPERTY
ADDRESS OF PRO	PERTY APPRAISED	
	1409 Hendrix Ave	Did not inspect exterior of subject property
	Thousand Oaks, CA 91360	Did inspect exterior of subject property from street Date of Inspection
APPRAISED VALUE	E OF SUBJECT PROPERTY \$ 925,000	·
LENDER/CLIENT		-
Name	ClearCapital	COMPARABLE SALES
	Wedgewood Inc	
Company Address	2015 Manhattan Beach Blvd Suite 100	Did not inspect exterior of comparable sales from street
	Redondo Beach, CA 90278	Did inspect exterior of comparable sales from street
Email Address		Date of Inspection
ddia Maa Earm 2055 M	orah 200E	Eannie Mae Form 2055 Moreh 2005

Prodigy Appraisal Services COMMENT ADDENDUM

File No. 52959 Case No. 34086550

Borrower Redwood Holdings LLC

Property Address 1409 Hendrix Ave				
City Thousand Oaks	State	CA	Zip Code	91360
Lender/Client Wedgewood Inc	Address	2015 Manhattan Beach Blvd Suite 100.	Redondo Beach, CA 9	90278

SUBJECT CONDITION

Per exterior inspection, age, location, the subject appears to be in overall average condition with an average quality of construction. The appraiser makes the extraordinary assumption that the interior of the subject is also in average condition with no need for any repairs or deferred maintenance issues not seen from the exterior inspection and reflective in the most recent CRMLS listing from 04/2023 (CRMLS#23019662). The right to modify this report is reserved if the above noted information is found to be inaccurate which could affect value and the outcome of this assignment.

There's no apparent damage to the subject or neighborhood from any recent heavy rains, flooding, mud-slides or any other natural disasters.

Prodigy Appraisal Services COMMENT ADDENDUM

File No. 52959 Case No. 34086550

Borrower Redwood Holdings LLC

Property Address 1409 Hendrix Ave	;					
City Thousand Oaks	County	Ventura	State	CA	Zip Code	91360
Lender/Client Wedgewood Inc		Address 2015 M	anhattan Beach Bl	vd Suite 100, Re	edondo Beach, CA	90278

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

This report was completed in full compliance with the appraiser independence regulations.

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

PURPOSE AND INTENDED USERS:

The Intended Use is to evaluate the property that is the subject of this appraisal for an asset valuation, loan servicing, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of the appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. The report will not be used for mortgage lending purposes.

COMPETENCY PROVISION:

The appraiser has the appropriate knowledge and experience to complete this assignment competently. Appraiser qualifications are maintained in Prodigy Appraisal Services files and can be provided upon request.

SELF CONTAINMENT:

This appraisal report is intended to be a report containing the information necessary to enable the reader to understand the appraiser's opinion. Any third party studies referred to, such as pest, hazardous materials, or structural reports have been verified by the appraiser to the extent of the assumptions and conclusions used.

PERSONAL PROPERTY:

Any personal property involved in the transaction has been excluded from the valuation of the real property. Should a transaction, which includes personal property of sufficient value to affect the market value of the real property, be evident, a separate assessment of the personal property, fixtures, or intangible items will be identified and included in the report as a separate valuation.

DIGITAL SIGNATURE:

This appraisal is digitally signed. This digital signature requires a security password known only by the appraiser. No changes can be made to any portion of this appraisal report once it has been digitally signed. The digital signature used in this report is an accurate representation of the appraiser's signature.

LIMITING CONDITIONS:

The appraiser is not a licensed building contractor or a professional building inspector. I am not qualified to survey or analyze physical items that are not readily visible. If any of the parties in this transaction have questions or concerns regarding any mechanical or structural physical problems, conditions, infestation, contamination, or other issues regarding the subject property, an expert in that field or specialty should be consulted.

Prodigy Appraisal Services PLAT MAP

File No. 52959 Case No. 34086550

Borrower Redwood Holdings LLC

Property Address	1409 Hendrix Ave						
City Thousand Oa	KS	County	Ventura	State	CA	Zip Code	91360
Lender/Client Wed	gewood Inc		Address	2015 Manhattan E	Beach Blvd Suite	e 100, Redondo Be	each, CA 90278

2122 29 NEWCASTLE AVE. 27 3 25 **24** 23 22 ② () 14 6 3 17 3 2 5 TRACT NO. 16425 TRACT NO. 21544 M.B. 588-70-71 CODE ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.

Prodigy Appraisal Services COMMENT ADDENDUM

File No. 52959 Case No. 34086550

Borrower Redwood Holdings LLC

Property Address 1409 Hendrix Ave						
City Thousand Oaks	County	Ventura	State	CA	Zip Code	91360
Lender/Client Wedgewood Inc	•	Address 2015 Ma	nhattan Beach B	lvd Suite 100. Re	dondo Beach. CA	90278

GRID ADJUSTMENTS:

Market Grid adjustments are deemed to be self-explanatory and adjustments to the comparable sales reflect the appraiser's best estimate of market's reaction to the differences between the subject property and the comparables. Paired sales analysis is conducted to a limited degree based on the market data in the area and may not only be limited to the information included in the sales comparison grid. This approach is deemed most reliable and reflective of the typical buyer reaction to or lack thereof, certain amenities, room count, condition, quality of construction, location, view, etc...

MARKET CONDITIONS: None warranted due to the stable trend in the neighborhood based on the 1004MC, CRMLS CMA data, neighborhood value trend charts, and market area analysis over the last 12 months. SEE EXHIBIT AND CHARTS BELOW. The list to sale price ratios is 100%.

LOCATION: Adjustments applied at 2.5% increments to reflect market reaction. The adjustment is the best estimated market reaction and the paired sales analysis was conducted to a limited degree of comps one and two. Comp one is located on a busy road that carries a higher volume of traffic into the neighborhood. Comp two is located on an interior residential street. Comp three is located near the end of a cul de sac.

SITE: Based on a review of Los Angeles County Tax Assessor plat map, the subject has a site area of 9200 Sqft. The Google Aerial maps and 3D measuring tools were utilized to estimate the overall usable area for the subject and comparables. Even though the comparable lots differ in size from the subject, they still can only be used to build one home, so their larger or smaller site areas are worth only a marginal difference, not the full overall value of land. That being noted, there were no adjustments warranted.

VIEW: Adjustments applied at 2.5% increments to reflect market reaction to external influences. The adjustment is the best estimated market reaction and paired sales analysis to a limited degree of comps two and and three. Comp three sits at higher level and has moderate views of the surrounding mountains.

DESIGN/STYLE: None warranted.

GLA: Adjustments made at \$150.00 per square foot of difference for differences greater than 100 square feet and then rounded to the nearest \$500.

ROOM COUNT: Bedroom count was absorbed in the GLA adjustments. Bathroom adjustments were made at \$10,000 per half bath and \$20K per full bathroom differences.

QUALITY OF CONSTRUCTION AND CONDITION: Adjustments made at 2.5% increments based on level of difference and the paired sales analysis of comparables two and three. NOTED: due to UAD form limitations some rating are the same with adjustments applied for overall difference to best reflect and estimate market reaction. The kitchen of comp one has been updated over the years with similar custom cabinets, granite counter tops, flooring, and appliances. Comp two is noted on the CRMLS as needing work and repairs througout. Comp five is has been remodeled in recent years with simi custom cabinets, quartz counter tops, tile flooring, newer stainless steel appliances, wood flooring in the common areas, new vanities in the bathrooms, etc...

AGE: None warranted. Age was considered in the quality and condition ratings.

GUEST HOUSE: None warranted.

AUTO STORAGE: None warranted.

SUMMARY OF SALES COMPARISON APPROACH:

A diligent effort was made to find comparables sales that were similar to the subject in age, style, size, construction, and condition. The initial search criteria were 12 months prior to inspection, 20% GLA difference, and 1 mile radius. Based on the above noted search criteria the comparables included in the report bracket the major characteristics of the subject and considered the best indication of value.

Comps one and two were given dominate weight due to the least amount in gross adjustments. Comp one is a model match to the subject, very similar lot size, same rom count, limited gross adjustments. Comp two has the least amount in gross adjustments and located on the subject street. Comp three was added to the report due to the very recent sale date and similar gross living area. It was given supportive weight. Comps four and five are active sales included to demonstrate current listing activity.

ESTIMATED VALUE: After careful review of the above noted data, the estimated value of the subject is supported and reasonable at \$925,000 (\$465 price per sqft). It is bracketed on the upper end lower end by the non-adjusted and adjusted sale price and price per sqft of the comparables included. .

Prodigy Appraisal Services AERIAL MAP ADDENDUM

File No. 52959 Case No. 34086550

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

Borrower Redwood Holdings LLC

Lender/Client

Wedgewood Inc

Property Address 1409 Hendrix Ave

City Thousand Oaks County Ventura State CA Zip Code 91360

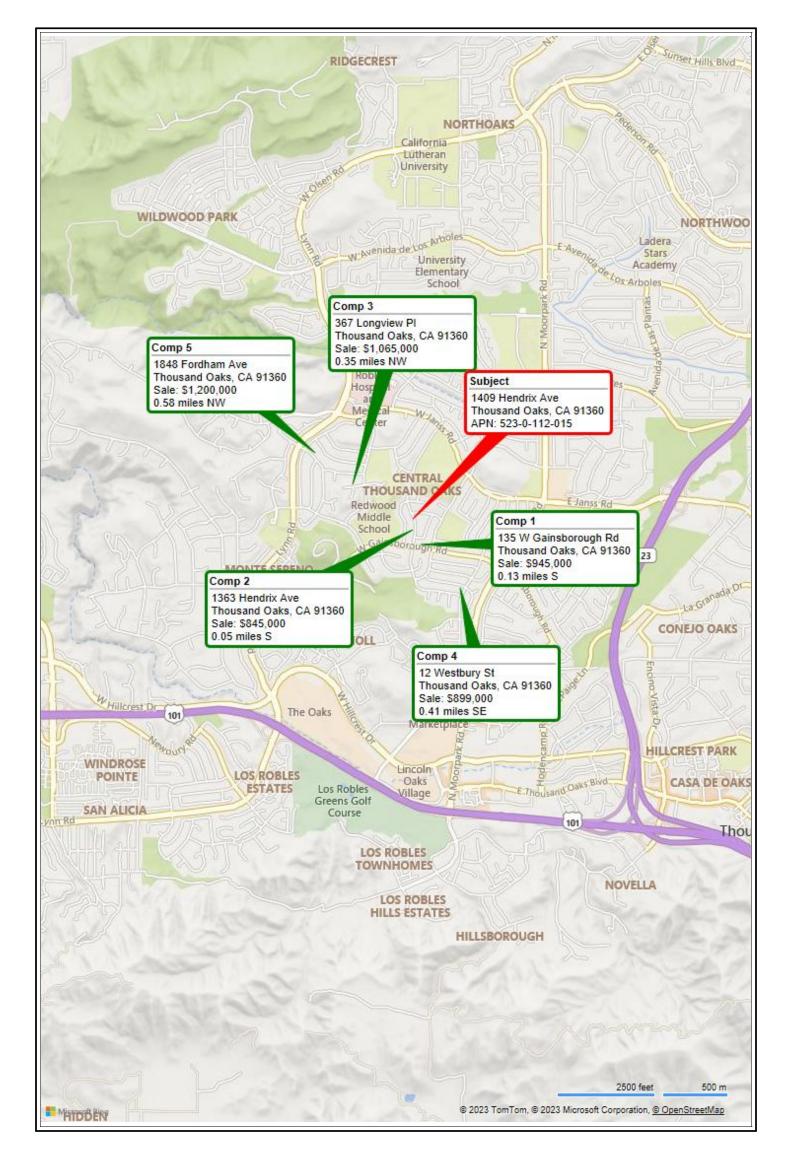
Elementary School La Reina High School And Middle Sch Bethany Christian School Subject 1409 Hendrix Ave Thousand Oaks, CA 91360 APN: 523-0-112-015 Redwood Middle School insborough Rd W Gainsborough Jeaunine Dr

Prodigy Appraisal Services LOCATION MAP ADDENDUM

File No. 52959 Case No. 34086550

Borrower Redwood Holdings LLC

Property Address	1409 Hendrix Ave						
City Thousand Oak	(S	County	Ventura	State	CA	Zip Code	91360
Lender/Client Wedg	gewood Inc	,	Address	2015 Manhattan Beach	Blvd Suite 100,	, Redondo Beach,	CA 90278



Market Conditions Addendum to the Appraisal Report File No. 52959 Case No. 34086550

The purpose of this addendum is to provide the standard of the purpose of this addendum is to provide the standard of the purpose of the purp				•	nds ar	nd conditions p	reva	lent in the s	ubject
neighborhood. This is a required adde Property Address	endum for all app 1409 Hendrix			aπer April 1, 2009. housand Oaks	St	ate CA		ZIP Code	91360
Borrower Redwood Holdings I		.,,,,,	Only 1	nodeand Cane	- 01	<u> </u>		211 0000	0.000
Instructions: The appraiser must use housing trends and overall market con it is available and reliable and must pro	e the information nditions as report	ed in the Neighborho	od section of the app	praisal report form. The	appr	aiser must fill i	n all	the informat	ion to the extent
explanation. It is recognized that not a	•		• •						
in the analysis. If data sources provide		-							
average. Sales and listings must be pr	•	•					ed by	a prospect	ive buyer of the
subject property. The appraiser must e	explain any anon				foreclo				
Inventory Analysis		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		1		I Trend	
Total # of Comparable Sales (Settled)		10 1.67	3	1.33		Increasing		Stable	Declining
Absorption Rate (Total Sales/Months) Total # of Comparable Active Listings		2	0	2		Increasing Declining	X	Stable Stable	Declining Increasing
Months of Housing Supply (Total Listing		1.2	0	1.5		Declining	X		Increasing
Median Sales & List Price, DOM, S		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months				l Trend	,
Median Comparable Sales Price		1102500	945000	1071000		Increasing	$\overline{}$	Stable	Declining
Median Comparable Sales Days on M	larket	32.5	63	40.5		Declining	Х	Stable	Increasing
Median Comparable List Price		1029500	0	1049500		Increasing	X	i	Declining
Median Comparable Listings Days on	Market	77	0	17		Declining	X		Increasing
Median Sale Price as % of List Price Seller-(developer, builder, etc,) paid fir	nancial accietan	101.07	98.44 Yes X	100.89 No		Increasing Declining	X	Stable Stable	Declining Increasing
Explain in detail seller concessions tre condo fees, options, etc.)					icreas				
CRMLS indicates there were 17	7 closed sales	during the past	12 months and 2	of those sales cor	ntaine	ed seller cor	nces	sions whi	ch is 12% of
the total transactions in this mai									
concessions; 0% of sales for thi				∕ն of sales for this բ	erio	d. The conc	essi	ons range	ed between
\$5,000 and \$8,300. The mediar Are foreclosure sales (REO sales) a fa				lain (including the trans	la in li	otings and sale	oo of	forcelesed r	aranartica)
The data used in the grid above				lain (including the trend				-	
reported transactions. However,									
reported. It is beyond the scope									
Cite data sources for above informatio				1/0/0000					
CRMLS was the data source us	sed to comple	te the Market Co	nditions Addendi	um. 4/9/2023					
Summarize the above information as s	support for your	conclusions in the Ne	ighborhood section (of the appraisal report	orm I	f vou used an	v add	litional inform	mation, such as
Summarize the above information as san analysis of pending sales, and/or e									
Summarize the above information as s an analysis of pending sales, and/or ear The statistics above were gener	xpired and withd	rawn listings, to form	ulate your conclusion	ns, provide both an exp	lanati	on and suppo	rt for	your conclu	sions.
an analysis of pending sales, and/or ea	expired and withd rated from an	rawn listings, to former exported MLS m	ulate your conclusion	ns, provide both an exp	lanati	on and suppo	rt for	your conclu	sions.
an analysis of pending sales, and/or ex The statistics above were gener	expired and withd rated from an	rawn listings, to former exported MLS m	ulate your conclusion	ns, provide both an exp	lanati	on and suppo	rt for	your conclu	sions.
an analysis of pending sales, and/or ex The statistics above were gener	expired and withd rated from an	rawn listings, to former exported MLS m	ulate your conclusion	ns, provide both an exp	lanati	on and suppo	rt for	your conclu	sions.
an analysis of pending sales, and/or ex The statistics above were gener	expired and withd rated from an	rawn listings, to former exported MLS m	ulate your conclusion	ns, provide both an exp	lanati	on and suppo	rt for	your conclu	sions.
an analysis of pending sales, and/or ex The statistics above were gener	expired and withd rated from an	rawn listings, to former exported MLS m	ulate your conclusion	ns, provide both an exp	lanati	on and suppo	rt for	your conclu	sions.
an analysis of pending sales, and/or ex The statistics above were gener	expired and withd rated from an	rawn listings, to former exported MLS m	ulate your conclusion	ns, provide both an exp	lanati	on and suppo	rt for	your conclu	sions.
an analysis of pending sales, and/or ex The statistics above were gener	expired and withd rated from an e.com/1004m	rawn listings, to form exported MLS m c/calc.shtml.	ulate your conclusion arket search. De	ns, provide both an exp	lanati	on and suppo	rt for	your conclu	sions.
an analysis of pending sales, and/or extension in the statistics above were generonline at http://bradfordsoftware	expired and withd rated from an e.com/1004m	rawn listings, to form exported MLS m c/calc.shtml.	ulate your conclusion arket search. De	ns, provide both an exp etails regarding the	lanati	on and suppo ulations and	rt for	your conclu	sions. be found
an analysis of pending sales, and/or exact the statistics above were generonline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled)	expired and withd rated from an e.com/1004me	rawn listings, to form exported MLS m c/calc.shtml.	ulate your conclusion arket search. De	ns, provide both an expetails regarding the	lanati	on and suppo ulations and	rt for	your conclu ocess can	sions. be found Declining
an analysis of pending sales, and/or exact the statistics above were generonline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	expired and withd rated from an e.com/1004me	rawn listings, to form exported MLS m c/calc.shtml.	ulate your conclusion arket search. De	ns, provide both an expetails regarding the	lanati	on and suppo- ulations and C Increasing	rt for	your concluocess can	be found Declining Declining
an analysis of pending sales, and/or exact the statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	expired and withd rated from an e.com/1004me	rawn listings, to form exported MLS m c/calc.shtml.	ulate your conclusion arket search. De	ns, provide both an expetails regarding the	lanati	on and suppo- ulations and C Increasing Increasing Declining	rt for	your concluocess can I Trend Stable Stable Stable	be found Declining Declining Increasing
an analysis of pending sales, and/or exact the statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Months)	expired and withd rated from an e.com/1004me	rawn listings, to form exported MLS mc/calc.shtml.	e following: Prior 4-6 Months	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or existed the statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominion subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Are foreclosures sales (REO sales) at	expired and withd rated from an e.com/1004me	rawn listings, to form exported MLS mc/calc.shtml.	e following: Prior 4-6 Months	ns, provide both an expetails regarding the	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or exact the statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Months)	expired and withd rated from an e.com/1004me	rawn listings, to form exported MLS mc/calc.shtml.	e following: Prior 4-6 Months	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or exact the statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Are foreclosures sales (REO sales) at	expired and withd rated from an e.com/1004me	rawn listings, to form exported MLS mc/calc.shtml.	e following: Prior 4-6 Months	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or exact the statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Are foreclosures sales (REO sales) at	expired and withd rated from an e.com/1004me	rawn listings, to form exported MLS mc/calc.shtml.	e following: Prior 4-6 Months	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or exact the statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Are foreclosures sales (REO sales) at	expired and withd rated from an e.com/1004me	rawn listings, to form exported MLS mc/calc.shtml.	e following: Prior 4-6 Months	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or exact the statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Are foreclosures sales (REO sales) at	expired and withd rated from an e.com/1004me	rawn listings, to form exported MLS mc/calc.shtml.	e following: Prior 4-6 Months	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or exact the statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Are foreclosures sales (REO sales) at	expired and withd rated from an e.com/1004me	rawn listings, to form exported MLS m c/calc.shtml.	e following: Prior 4-6 Months	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or exit The statistics above were generonline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/A Are foreclosures sales (REO sales) a for foreclosed properties.	m or cooperative Ab. Rate) factor in the projection	rawn listings, to form exported MLS m c/calc.shtml.	e following: Prior 4-6 Months No If yes, inc	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or existed the statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominion subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Are foreclosures sales (REO sales) at	m or cooperative Ab. Rate) factor in the projection	rawn listings, to form exported MLS m c/calc.shtml.	e following: Prior 4-6 Months No If yes, inc	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or exit The statistics above were generonline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/A Are foreclosures sales (REO sales) a for foreclosed properties.	m or cooperative Ab. Rate) factor in the projection	rawn listings, to form exported MLS m c/calc.shtml.	e following: Prior 4-6 Months No If yes, inc	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or exit The statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/A Are foreclosures sales (REO sales) a for foreclosed properties.	m or cooperative Ab. Rate) factor in the projection	rawn listings, to form exported MLS m c/calc.shtml.	e following: Prior 4-6 Months No If yes, inc	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or example. The statistics above were generonline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/A Are foreclosures sales (REO sales) a for foreclosed properties.	m or cooperative Ab. Rate) factor in the projection	rawn listings, to form exported MLS m c/calc.shtml.	e following: Prior 4-6 Months No If yes, inc	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or exit The statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/A Are foreclosures sales (REO sales) a for foreclosed properties.	m or cooperative Ab. Rate) factor in the projection	rawn listings, to form exported MLS m c/calc.shtml.	e following: Prior 4-6 Months No If yes, inc	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or exact the statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings/Are foreclosures sales (REO sales) and of foreclosed properties. Summarize the above trends and additional sales and	m or cooperative Ab. Rate) factor in the projection	rawn listings, to form exported MLS m c/calc.shtml.	e following: Prior 4-6 Months No If yes, inc	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or exit The statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings/Months of Unit Supply (Total Listings/Months of	m or cooperative Ab. Rate) factor in the projects the impact of	rawn listings, to form exported MLS m c/calc.shtml.	e following: Prior 4-6 Months No If yes, inc	Project Name: Current - 3 Months	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or exit The statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings/Months of Unit Supply (Total Listings/Months of Unit Supply (Total Listings/Months) Are foreclosures sales (REO sales) and of foreclosed properties. Summarize the above trends and address signature	m or cooperative Ab. Rate) factor in the projects the impact of	rawn listings, to form exported MLS m c/calc.shtml. project, complete the Prior 7-12 Months ect? Yes on the subject unit and	e following: Prior 4-6 Months No If yes, inc	Project Name: Current - 3 Months dicate the number of R	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or exit The statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/// Are foreclosures sales (REO sales) and of foreclosed properties. Summarize the above trends and additional signature Appraiser Name	m or cooperative Ab. Rate) factor in the project of the impact of the i	rawn listings, to form exported MLS m c/calc.shtml. project, complete the Prior 7-12 Months ect? Yes on the subject unit and	e following: Prior 4-6 Months No If yes, incompleted by the second of t	Project Name: Current - 3 Months dicate the number of R	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or example to the statistics above were general conline at http://bradfordsoftware. If the subject is a unit in a condominium subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/// Are foreclosures sales (REO sales) and of foreclosed properties. Summarize the above trends and address and saddress and sa	m or cooperative Ab. Rate) factor in the project or an experience of the project	rawn listings, to form exported MLS m c/calc.shtml. project, complete the Prior 7-12 Months ect? Yes on the subject unit and	e following: Prior 4-6 Months No If yes, inc	Project Name: Current - 3 Months dicate the number of R Name Name	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing
an analysis of pending sales, and/or example on the statistics above were general continuous at http://bradfordsoftware. If the subject is a unit in a condominium subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings/Are foreclosures sales (REO sales) at of foreclosed properties. Summarize the above trends and address and sales are company Name Processed Properties. Signature Appraiser Name Company Name Processed Properties Processed Processed Properties Processed Processed Properties Properties Properties Properties Properties	m or cooperative Ab. Rate) factor in the project or an experience of the project	rawn listings, to form exported MLS m c/calc.shtml. project, complete the Prior 7-12 Months ect? Yes derson al Services t Hills, CA 91308 State C	e following: Prior 4-6 Months No If yes, inc d project. Signature Supervisor Company of Company	Project Name: Current - 3 Months dicate the number of R Name Name Address nse/Certification #	calc	on and suppo- ulations and Increasing Increasing Declining Declining	rt for d pro	your concluocess can I Trend Stable Stable Stable Stable	be found Declining Declining Increasing Increasing

MARKET RESEARCH & ANALYSIS

Prodigy Appraisal Services SUBJECT PHOTO ADDENDUM

File No. 52959 Case No. 34086550

Borrower Redwood Holdings LLC

Property Address	1409 Hendrix Av	'e					
City Thousand	d Oaks	County	Ventura	State	CA	Zip Code	91360
Lender/Client	Wedgewood Inc		Address	2015 Manhattar	n Beach Blvd Su	ite 100, Redondo l	Beach, CA 90278



FRONT OF SUBJECT PROPERTY 1409 Hendrix Ave Thousand Oaks, CA 91360



REAR OF SUBJECT PROPERTY



STREET SCENE

Prodigy Appraisal Services SUBJECT PHOTO ADDENDUM

File No. 52959 Case No.

Borrower Redwood Holdings LLC

Property Address 1409 Hendrix Ave

City Thousand Oaks County Ventura State CA Zip Code 91360

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



Subject Address



Alternate street view



Side

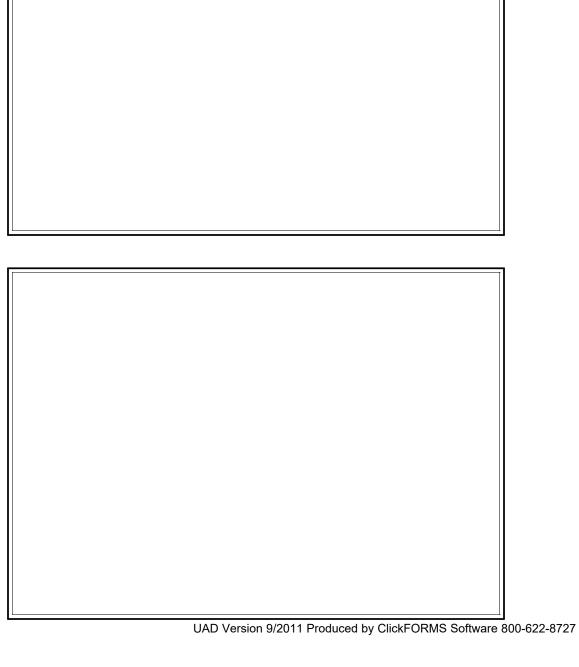
Prodigy Appraisal Services SUBJECT PHOTO ADDENDUM

File No. 52959 Case No.

Borrower Redwood Holdings LLC 1409 Hendrix Ave Property Address City Thousand Oaks County Ventura State CA Zip Code 91360 Lender/Client Wedgewood Inc 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



Side



Borrower Redwood Holdings LLC

Wedgewood Inc

Lender/Client

Property Address 1409 Hendrix Ave

City Thousand Oaks County Ventura State CA Zip Code 91360



COMPARABLE SALE # 135 W Gainsborough Rd Thousand Oaks, CA 91360

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



COMPARABLE SALE # 2 1363 Hendrix Ave Thousand Oaks, CA 91360



COMPARABLE SALE #
367 Longview PI
Thousand Oaks, CA 91360

Borrower Redwood Holdings LLC

Lender/Client Wedgewood Inc

Property Address 1409 Hendrix Ave

City Thousand Oaks County Ventura State CA Zip Code 91360



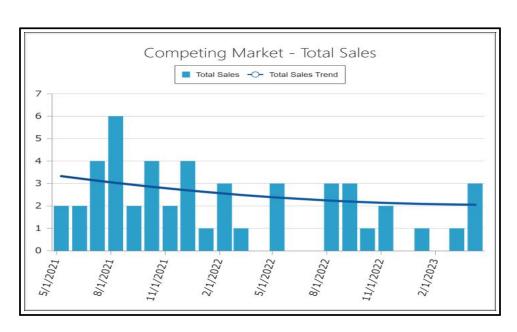
COMPARABLE SALE # 12 Westbury St Thousand Oaks, CA 91360

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



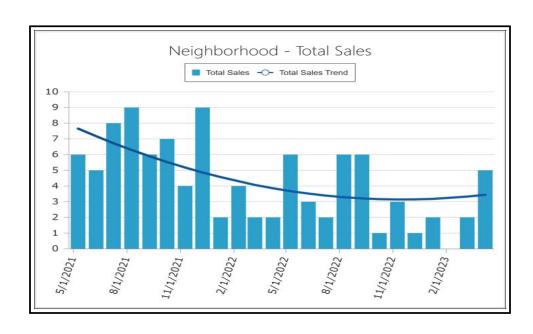
COMPARABLE SALE # 1848 Fordham Ave Thousand Oaks, CA 91360

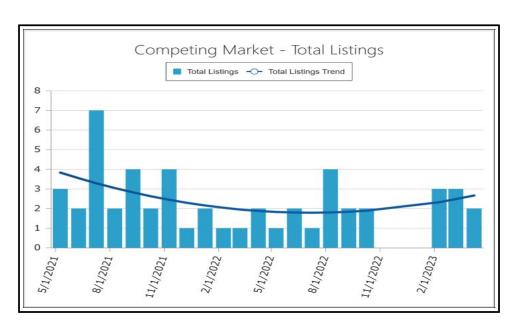
COMPARABLE SALE # 6



ABOVE: Competing Market - Total Sales

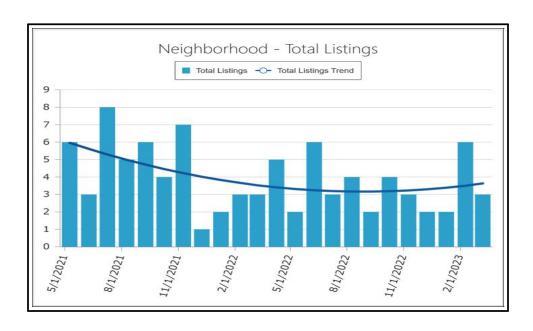
BELOW: Neighborhood - Total Sales

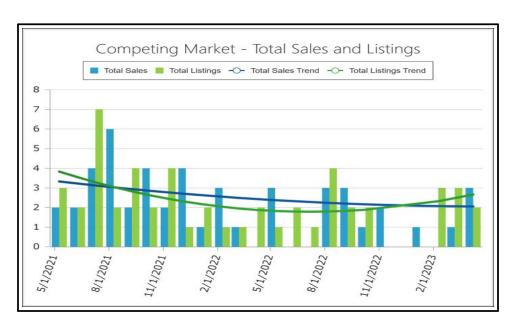




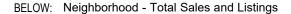
ABOVE: Competing Market - Total Listings

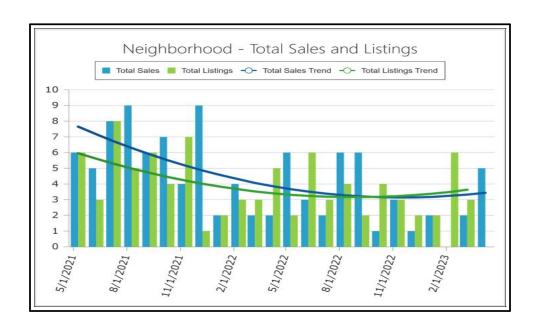
BELOW: Neighborhood - Total Listings

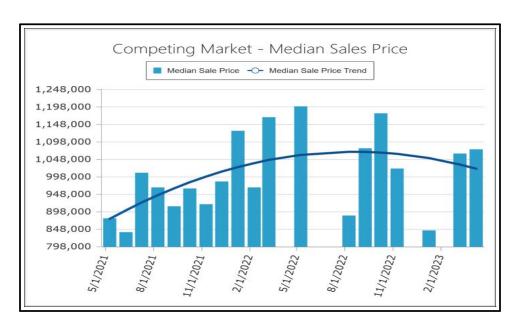




ABOVE: Competing Market - Total Sales and Listings

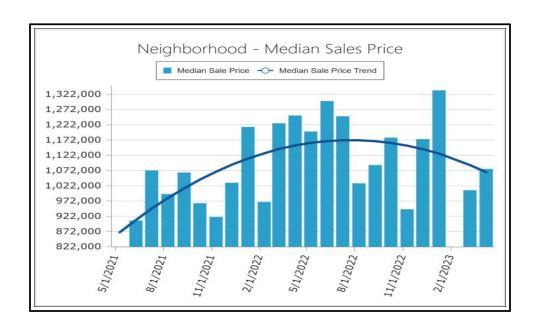


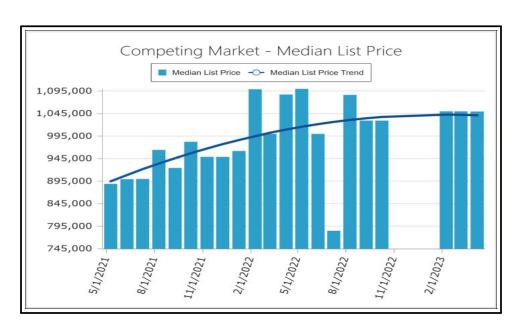




ABOVE: Competing Market - Median Sales Price

BELOW: Neighborhood - Median Sales Price





ABOVE: Competing Market - Median List Price

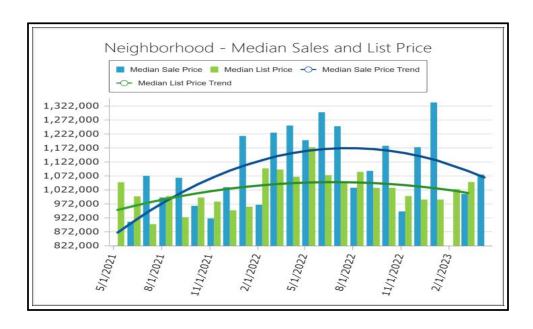
BELOW: Neighborhood - Median List Price





ABOVE: Competing Market - Median Sales and List Price

BELOW: Neighborhood - Median Sales and List Price





ABOVE: Competing Market - Median Sales and Listings DOM







ABOVE: Competing Market - Average Sale and List Price Per SqFt





UNIFORM APPRAISAL DATASET (UAD) Property Condition and Quality Rating Definitions

File No. 52959 Case No. 34086550

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions

C:1

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

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

C2

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

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

 C_3

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. It's estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C.4

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 are 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.

UNIFORM APPRAISAL DATASET (UAD) Property Condition and Quality Rating Definitions

File No. 52959 Case No. 34086550

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 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.

05

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.

Ω6

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.

Requirements - 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 meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) Property Description Abbreviations Used in This Report

File No.

Case No.

52959

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

Prodigy Appraisal Services

APPRAISAL COMPLIANCE ADDENDUM

File No. 52959 Case No. 3408655

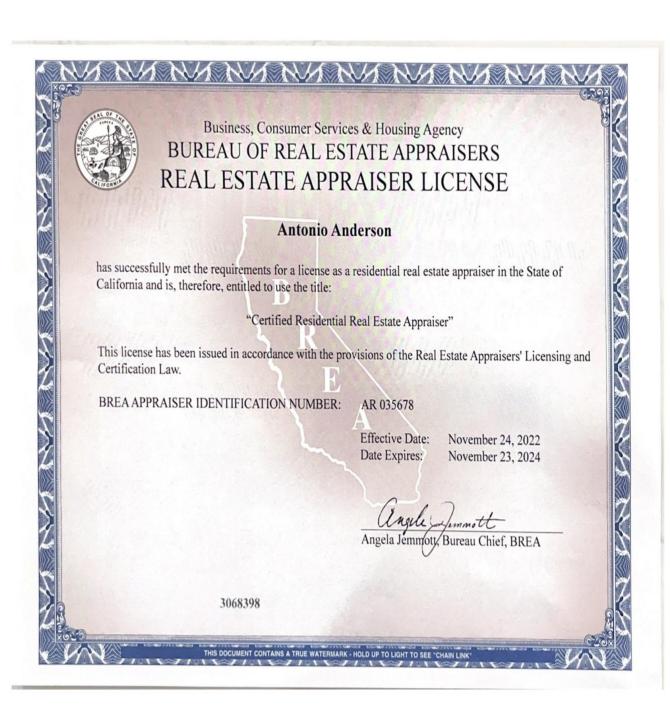
	APPRAISAL C	OMPLIANCE A	NDDENDOM	Case No. 3408	6550
Borrower/Client Redwood Ho	oldings LLC				
Address 1409 Hendrix Ave				Unit No.	0.1000
City Thousand Oaks		ounty <u>Ventura</u>	State <u>CA</u>	Zip Code	91360
Lender/Client Wedgewood I	nc				
This App	raisal Compliance Addendum is included t	to ensure this appraisal rec	ort meets all USPAP 2	014 requirements	
APPRAISAL AND REPOR		.o oriodro trilo appraiodr rop	ACT THOOLO WILL GOT THE Z	o i i requiremente	
This Appraisal Report is one of the					
X Appraisal Report	This report was prepared in accordance with	the requirements of the Appra	aisal Report option of USF	AP Standards Rule	2-2(a).
	This report was prepared in accordance with				
	intended user of this report is limited to the id				• • •
	at the opinions and conclusions set forth in the	e report may not be understoo	d properly without the add	ditional information ir	the appraiser's workfile
ADDITIONAL CERTIFICAT					
I certify that, to the best of my kno	•				
	ained in this report are true and correct.				
	ions, and conclusions are limited only by the re	ported assumptions and are r	my personal, impartial, an	d unbiased professi	onal analyses,
opinions, and conclusions.					
	I have no present or prospective interest in the			•	•
	I have performed no services, as an appraiser	or in any other capacity, regar	rding the property that is the	he subject of this rep	ort within the three-year
* * *	ng acceptance of this assignment.				
	to the property that is the subject of this report of	· ·	-		
	gnment was not contingent upon developing or				
• •	eting this assignment is not contingent upon the		•		
	he value opinion, the attainment of a stipulated	result, or the occurrence of a	subsequent event directly	y related to the inter	ded use of
this appraisal.	conclusions were developed and this report ha	s hoon propared in conformit	www.with the Uniform Stands	ards of Professional	Appraisal Practice that
were in effect at the time this		s been prepared, in comorning	y with the Official Standa	ilus di Fidiessidilai	Appraisai Fractice triat
	I have made a personal inspection of the prope	arty that is the subject of this r	renort		
	no one provided significant real property appra			on (if there are excer	ations the name of each
	int real property appraisal assistance is stated e	•	(b) digiting this continouts	The thorough oxeop	racine, and marine or each
	ed in accordance with Title XI of FIRREA as an		a regulations.		
PRIOR SERVICES		, , , , , , , , , , , , , , , , , , , ,	g ogunden.		
· X I have NOT performe	ed services, as an appraiser or in another other	capacity, regarding the prope	erty that is the subject of th	ne report within the t	hree-year period
immediately preceding acce		1 77 0 0 1 1	,	,	, ,
IHAVE performed serv	rices, as an appraiser or in another capacity, re	garding the property that is the	e subject of this report wit	thin the three-year p	eriod immediately
	s assignment. Those services are described in	the comments below.			
PROPERTY INSPECTION					
	sonal inspection of the property that is the subj				
· I have NOT made	a personal inspection of the property that is the	e subject of this report.			
APPRAISAL ASSISTANCE					
	rovided significant real property appraisal assis		nis certification. If anyone	did provide significa	nt assistance, they
are hereby identified along with a	summary of the extent of the assistance provide	led in the report.			
ADDITIONAL COMMENTO					
ADDITIONAL COMMENTS		<u> </u>			
Additional USPAP related issues	requiring disclosure and/or any state mandated	requirements:			
MARKETING TIME AND E	XPOSURE TIME FOR THE SUBJECT	PROPERTY			
	e for the subject property is 1-90 Days da		ns nertinent to the annrais	al assignment	
	· · · · · · · · · · · · · · · · · · ·	ay(s).	to portinone to the apprais	ar accigninont.	
7 Trodooriable expected time	to the subject property to <u>recognition</u> at	xy(0).			
APPRAISER		SUPERVISORY	APPRAISER (ONL)	Y IF REQUIRED)
					•
\sim					
Junto					
Signature Signature		Signature			
Name Antonio Anderso	n	Name			
Date of Signature 04/10/202	23	Date of Signature			
State Certification # AR03567	8	_	#		
or State License #		01.1.1.			
State CA		State			
Expiration Date of Certification o	r License 11/23/2024	Expiration Date of (Certification or License		
		Supervisory Apprais	ser Inspection of Subject P	Property:	
Effective Date of Appraisal 04/	10/2023	Did Not	Exterior Only from stre		and Exterior

Borrower Redwood Holdings LLC

Property Address 1409 Hendrix Ave

City Thousand Oaks County Ventura State CA Zip Code 91360

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



Borrower Redwood Holdings LLC

Property Address 1409 Hendrix Ave

City Thousand Oaks County Ventura State CA Zip Code 91360

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



DECLARATIONS

for

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

301 E. Fourth Street, Cincinnati, OH 45202

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

□ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP4113647-22 Renewal of: RAP4113647-21

Program Administrator: Herbert H. Landy Insurance Agency Inc.

100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Antonio D. Anderson

Item 2. Address: P.O. Box 4609

City, State, Zip Code: West Hills, CA 91308

Item 3. Policy Period: From 11/29/2022 To 11/29/2023

(Month, Day, Year) (Month, Day, Year)

(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

A. \$ _____ Damages Limit of Liability – Each Claim

B. \$ 1,000,000 Claim Expenses Limit of Liability – Each Claim

C. \$ ______ Damages Limit of Liability – Policy Aggregate

D. \$ 1,000,000 Claim Expenses Limit of Liability – Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

A. \$ 500 Each Claim

B. \$ **1,000** Aggregate

Item 6. Premium: \$ 895.00

Item 7. Retroactive Date (if applicable): 11/29/2005

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 CA (10/13) IL7324 (08/12)

 $D42402\ (05/13)\ \ D42408\ (05/13)\ \ D42412\ (03/17)\ \ D42413\ (06/17)$

D42414 (08/19)

Authorized Representative

D42101 (03/15) Page 1 of 1