

Borrower	Redwood Holdings LLC	File No.	69396
Property Address	4828 Regalo Rd		
City	Woodland Hills	County	Los Angeles
		State	CA
Lender	Wedgewood Inc	Zip Code	91364

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This report was prepared under the following USPAP reporting option:

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

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

See "Scope of Report" commentary below.

Reasonable Exposure Time

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

*** The Appraised Value of the subject property is based on a Reasonable Exposure Time of 1-3 months ***

Additional Certifications

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

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

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

Disclosure of prior services is required by USPAP prior to acceptance of an appraisal assignment, or upon discovery during an assignment, as well as in the appraiser's certification.

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

This Certification supplements existing Certifications (on pages 5-6) that are required to be in this Appraisal Report. Nothing in this "Supplemental Certification" changes, deletes or modifies the existing Certifications.

Additional Comments

Scope of Work: The "Scope of Work" decision is specific to the stated Intended Use and was deemed appropriate for the specifically named Intended User(s). Use of this appraisal for a purpose other than the stated "Intended Use" requires that a new appraisal assignment be completed by the appraiser. Information communicating the scope of work performed, may be included throughout this report, in addition to the Scope of Work section.

Scope of Report: This appraisal is reported under the "Appraisal Report" option identified in USPAP Standards Rule 2-2(a). The content of the report is consistent with the Intended Use of this appraisal and is believed to adequately address the needs of the parties identified as Intended User(s). In addition to communicating the results of this assignment, the Report includes statements indicating the essential Assignment Elements used to identify the appraisal problem being solved, summarizes the Scope of Work used to develop the appraisal, summarizes the information analyzed, the appraisal methods & techniques employed, as well as the reasoning that supports the analyses, opinions, and conclusions. In addition, the report includes a signed certification and identifies any assumptions & limiting conditions. Addenda & exhibits are also included in this report and they are considered critical to understanding the appraisal report and identifying the real property being appraised. Readers must have access to all pages of the report. Readers of this report (other than the Client & Intended Users) are advised that it may be difficult to understand parts of the report without specialized UAD training. Readers are directed to the UAD Definitions Addendum included in this appraisal report.

APPRAISER:

Signature: _____

Name: Brian Mathews

Date Signed: 04/11/2023

State Certification #: AR004130

or State License #: _____

State: CA

Expiration Date of Certification or License: 05/27/2024

Effective Date of Appraisal: 04/10/2023

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

Exterior-Only Inspection Residential Appraisal Report

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69396

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

PROPERTY ADDRESS 4828 Regalo Rd City Woodland Hills State CA Zip Code 91364
BORROWER Redwood Holdings LLC Owner of Public Record De Leon Carol A County Los Angeles

LEGAL DESCRIPTION (See Attached Addendum for Legal Description)
ASSESSOR'S PARCEL # 2076-005-016 Tax Year 2022 R.E. Taxes \$ 6,553
NEIGHBORHOOD NAME City of Los Angeles - Woodland Hills area Map Reference N/A Census Tract 1374.02

SUBJECT
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Servicing
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, CA 90278
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). The data source is CRMLS.

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

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

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	90 %		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	2 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	765	Low 1	Multi-Family	4 %		
Neighborhood Boundaries Generally defined by the Ventura (101) freeway to the north, south to Mulholland Drive, east to Topanga Canyon Blvd, and west to Mulholland Drive.		2,500	High 75	Commercial	4 %		
		1,250	Pred. 66	Other	%		

 Neighborhood Description The subject property is located in the city of Los Angeles (Woodland Hills area). The neighborhood is comprised of average quality SFR's that vary in age, style and overall appeal. The maintenance level varies but is generally average. The neighborhood is situated in proximity to sources of employment, shopping facilities, freeway access, and all supporting services.
 Market Conditions (including support for the above conclusions) The residential property market has been strong for the past seven years due to high demand and limited supply. The COVID-19 outbreak in 2020 disrupted supply and demand, and subsequent inflation caused the Federal Reserve to raise interest rates. This rate increase led to a rise in mortgage rates, negatively impacting and decreasing demand for housing.*

SITE
 Dimensions Irregular - See Plat Map Area 7930 sf Shape Irregular View B;Hills;
 Specific Zoning Classification RE40-1 Zoning Description Residential Estate - SFR's (40,000 sf Minimum Site Area)
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe See Attached
 Addendum for Highest & Best Use Commentary - See Attached Addendum for Commentary Regarding Legal Non-Conforming Parcel
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water Street Asphalt
 Gas Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 06037C1290F FEMA Map Date 09/26/2008
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 See attached addenda for additional site information.

IMPROVEMENTS
 Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) Realist Property Data Data Source for Gross Living Area L.A. County Tax Records

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Deck	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco/Wood	Fuel Gas	<input checked="" type="checkbox"/> Porch None	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Contemp.	Roof Surface Composition	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Pool Empty**	<input type="checkbox"/> Carport # of Cars 0
Year Built 1965	Gutters & Downspouts Aluminum	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Mixed	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 45	Window Type Aluminum	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)		
Finished area above grade contains:	6 Rooms 3 Bedrooms 3.0 Bath(s)		1,878 Square Feet of Gross Living Area Above Grade	

 Additional features (special energy efficient items, etc.) None observed or reported.
 Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;At the request of the Client, no interior inspection of the subject was performed. Subject displays average overall exterior condition and appeal. Wood siding shows signs of deferred maintenance and needs repainting. No other adverse physical conditions were noted from the exterior but may be present. The interior condition of the subject dwelling is assumed to be similar to the exterior with no needed repairs, physical/functional inadequacies, or any serious physical factors that would have an effect on marketability. This assumption might have affected the assignment results.
 Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe.
 No physical deficiencies or adverse conditions were visually observed and the appraiser has no knowledge of hidden or unapparent conditions, however, appraiser is not an expert in the structural integrity, soundness of the dwelling or environment conditions and users are advised to consult experts in those fields. The appraiser's inspection is not a "home inspection." Potential buyers are strongly advised to obtain a home inspection Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.
 The subject property conforms well to the surrounding neighborhood, with regard to condition, style and overall quality of construction. The property has competitive features for the market area.

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There are **1** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **1,299,000** to \$ **1,299,000**

There are **35** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **975,000** to \$ **1,530,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	4828 Regalo Rd Woodland Hills, CA 91364	4756 Excelente Dr Woodland Hills, CA 91364			22766 Cass Ave Woodland Hills, CA 91364			5064 Llano Dr Woodland Hills, CA 91364		
Proximity to Subject		0.19 miles S			0.31 miles NW			0.53 miles NE		
Sale Price	\$	\$ 1,020,000			\$ 1,163,000			\$ 975,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 642.72 sq.ft.			\$ 474.69 sq.ft.			\$ 390.63 sq.ft.		
Data Source(s)		CRMLS #SR22165302;DOM 15			CRMLS #SR23006374;DOM 7			CRMLS #23238763;DOM 7		
Verification Source(s)		Doc #984423/Realist			Doc #121712/Realist			Doc #115326/Realist		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth FHA;0			ArmLth Conv;22000	-22,000		Short Conv;0		
Date of Sale/Time		s10/22;c08/22			s02/23;c01/23			s02/23;c02/23		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	7930 sf	6101 sf	+37,000		6915 sf	+20,000		8172 sf	0	
View	B;Hills;	B;Hills;			N;Res;	+15,000		B;Hills;		
Design (Style)	DT2;Contemp.	DT2;Contemp.			DT2;Traditional	0		DT2;Contemp.		
Quality of Construction	Q4	Q4	-50,000		Q4	-50,000		Q4		
Actual Age	58	62	0		64	0		42	0	
Condition	C4	C3	-100,000		C4	-50,000		C5	+75,000	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	6 3 3.0	7 3 2.0	+10,000		7 4 2.1	+5,000		7 3 3.0	0	
Gross Living Area	1,878 sq.ft.	1,587 sq.ft.	+44,000		2,450 sq.ft.	-86,000		2,496 sq.ft.	-93,000	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items	None	None			None			None		
Garage/Carport	2ga2dw	2ga2dw			2ga2dw			2ga2dw		
Porch/Patio/Deck	Deck	Deck			Patio/Deck	0		Deck		
Pool/Spa	Pool (Empty)	No Pool	0		No Pool	0		No Pool	0	
Other	None	None			None			None		
Assessor's Parcel Number	APN:	2076-008-031	0		2076-001-028	0		2169-023-056	0	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -59,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -168,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -18,000	
Adjusted Sale Price of Comparables		Net Adj. 5.8 % Gross Adj. 23.6 %	\$ 961,000		Net Adj. 14.4 % Gross Adj. 21.3 %	\$ 995,000		Net Adj. 1.8 % Gross Adj. 17.2 %	\$ 957,000	

SALES COMPARISON APPROACH

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

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

Data Source(s) **Realist/CRMLS**

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

Data Source(s) **Realist/CRMLS**

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Realist/CRMLS	Realist/CRMLS	Realist/CRMLS	Realist/CRMLS
Effective Date of Data Source(s)	04/10/2023	04/10/2023	04/10/2023	04/10/2023

Analysis of prior sale or transfer history of the subject property and comparable sales A check of all available sources revealed no sale or significant transfer of the subject property within in the prior 3 years. No previous sale or significant transfer of comparables #1-3 found in preceding 12 months.

Summary of Sales Comparison Approach *See Attached Addendum for Narrative Commentary.*

Indicated Value by Sales Comparison Approach \$ **960,000** Cost Approach (if developed) \$ **951,200** Income Approach (if developed) \$

See attached addenda.

RECONCILIATION

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: **No conditions. This Appraisal**

Report was prepared in accordance with USPAP Standards Rule 2-2(a).
Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **960,000**, as of **04/10/2023**, which is the date of inspection and the effective date of this appraisal.

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Clarification of Intended Use & Intended User(s): The Intended User of this appraisal report is the Lender/Client. No additional Intended Users are identified by the appraiser. The borrower is not an Intended User. A party receiving a copy of this report is not an Intended User. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, the reporting requirements of this appraisal report form, and the definition of Market Value, included in the report.

Note: the "Scope of Work" decision is specific to the stated Intended Use and was deemed appropriate for the specifically named Intended User(s). Use of this appraisal for a purpose other than the stated "Intended Use" requires that a new appraisal assignment be completed by the appraiser. Information communicating the scope of work performed, may be included throughout this report, in addition to the scope of work section.

• Cost Approach Warning: The purpose of Cost Approach is to help estimate and support the subject property's market value (NOT to estimate the Replacement Cost of the subject improvements). Use of this data, in whole or in part, for any other purpose is not intended by the appraiser. Nothing set forth in this appraisal report is intended to be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. If used for that purpose, the appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. The appraiser recommends that an insurance professional be consulted. Further, the Cost Approach may not be a reliable indication of replacement cost new for any date other than the effective date of this appraisal due to changing costs of labor and materials, as well as changing building codes and governmental regulations and requirements.

The Appraised Value is based on a Reasonable Exposure Time of less than 30 days.

* Property values then marginally declined, erasing most of the gains made earlier in 2022, and list prices for available properties also decreased. While the number of active listings remains low, and the "Days on Market" (DOM) has increased, although it is low by historical levels. Market conditions can be unpredictable and dependent on supply and demand, which has been impacted by interest rates returning to normal (higher) levels. Interested parties are cautioned to consider the potential for a further decline in value when making decisions related to this transaction.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) High site to value ratio is typical of the subject's market area. Site value has been derived by extraction and/or allocation due to lack of available site sales data in the subject's market area.

COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$ 725,000
	Source of cost data DwellingCost.com	DWELLING	1,878 Sq.Ft. @ \$ 193.53	=\$ 363,400
	Quality rating from cost service Avg. Effective date of cost data 04/10/2023		0 Sq.Ft. @ \$	=\$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)			=\$
	Cost estimates were obtained from DwellingCost.com. Depreciation was calculated using the Economic Age/Life method. Replacement cost estimates are rounded to the nearest \$100. Note: In order to replicate the appraisers analysis, it is noted that a rating of 3.80 was used in DwellingCost.com. This rating corresponds to a rating of average.	Garage/Carport	400 Sq.Ft. @ \$ 67.72	=\$ 27,100
	Garage size estimated due to lack of public records information - based on standard garage sizes.	Total Estimate of Cost-New		=\$ 390,500
	Estimated Remaining Economic Life (HUD and VA only) 30 Years	Less Physical	234,300	= \$(234,300)
		Depreciated Cost of Improvements		=\$ 156,200
		"As-is" Value of Site Improvements		=\$ 70,000
		INDICATED VALUE BY COST APPROACH		=\$ 951,200

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

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

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

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

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

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

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

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

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

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

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

Exterior-Only Inspection Residential Appraisal Report

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File # 69396

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:

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

APPRAISER

Signature


Name Brian MathewsCompany Name ACI Real Estate Services, Inc.Company Address 3182 Toulouse Cir
Thousand Oaks, CA 91362Telephone Number (800) 937-4221Email Address bmathews@valuefast.comDate of Signature and Report 04/11/2023Effective Date of Appraisal 04/10/2023State Certification # AR004130

or State License # _____

or Other (describe) _____ State # _____

State CAExpiration Date of Certification or License 05/27/2024

ADDRESS OF PROPERTY APPRAISED

4828 Regalo RdWoodland Hills, CA 91364APPRAISED VALUE OF SUBJECT PROPERTY \$ 960,000

LENDER/CLIENT

Name Clear CapitalCompany Name Wedgewood IncCompany Address 2015 Manhattan Beach Blvd, Suite 100, CA
90278Email Address support@clearcapital.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

 Did not inspect exterior of subject property Did inspect exterior of subject property from street

Date of Inspection _____

COMPARABLE SALES

 Did not inspect exterior of comparable sales from street Did inspect exterior of comparable sales from street

Date of Inspection _____

Exterior-Only Inspection Residential Appraisal Report

53182
File # 69396

FEATURE		SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address		4828 Regalo Rd Woodland Hills, CA 91364			4954 Reforma Rd Woodland Hills, CA 91364			4968 Reforma Rd Woodland Hills, CA 91364			22434 Venido Rd Woodland Hills, CA 91364		
Proximity to Subject		0.22 miles N			0.24 miles N			0.39 miles NE					
Sale Price		\$ 1,085,000			\$ 1,050,000			\$ 999,000					
Sale Price/Gross Liv. Area		\$ 651.26 sq.ft.			\$ 618.37 sq.ft.			\$ 490.91 sq.ft.					
Data Source(s)		CRMLS #SR22169647;DOM 8			CRMLS #SR22161658;DOM 12			CRMLS #SR23032833;DOM 7					
Verification Source(s)		Doc #932058/Realist			Doc #861968/Realist			Realist					
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION		
Sales or Financing		ArmLth			ArmLth			Listing					
Concessions		Conv;0			Conv;0								
Date of Sale/Time		s09/22;c08/22			s08/22;c08/22			c03/23					
Location		N;Res;			N;Res;			N;Res;					
Leasehold/Fee Simple		Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site		7930 sf			8140 sf			11255 sf			6660 sf		
View		B;Hills;			N;Res;			B;Hills;			B;CitySky;Mtn		
Design (Style)		DT2;Contemp.			DT1;Ranch			DT1;Ranch			DT2;Traditional		
Quality of Construction		Q4			Q4			Q4			Q4		
Actual Age		58			67			66			67		
Condition		C4			C4			C4			C4		
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
Room Count		6	3	3.0	6	3	3.0	7	3	2.0	6	3	3.0
Gross Living Area		1,878 sq.ft.			1,666 sq.ft.			1,698 sq.ft.			2,035 sq.ft.		
Basement & Finished		0sf			0sf			0sf			0sf		
Rooms Below Grade													
Functional Utility		Average			Average			Average			Average		
Heating/Cooling		FWA/CAC			FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items		None			None			None			None		
Garage/Carport		2ga2dw			2ga2dw			2ga2dw			2ga2dw		
Porch/Patio/Deck		Deck			Deck			Patio/Deck			Patio/Deck		
Pool/Spa		Pool (Empty)			No Pool			Pool			No Pool		
Other		None			None			None			None		
Assessor's Parcel Number		APN:			2075-024-006			2075-024-016			2075-030-002		
Net Adjustment (Total)		+ \$ -53,000			+ \$ -115,000			+ \$ -29,000					
Adjusted Sale Price of Comparables		Net Adj. 4.9% Gross Adj. 13.5%			Net Adj. 11.0% Gross Adj. 17.0%			Net Adj. 2.9% Gross Adj. 7.9%					
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).													
ITEM		SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer													
Price of Prior Sale/Transfer													
Data Source(s)		Realist/CRMLS			Realist/CRMLS			Realist/CRMLS			Realist/CRMLS		
Effective Date of Data Source(s)		04/10/2023			04/10/2023			04/10/2023			04/10/2023		
Analysis of prior sale or transfer history of the subject property and comparable sales													
preceding 12 months.													
Analysis/Comments													
Comps. #4 and 5 are dated sales located in the subject neighborhood. They were used to provide additional support for the value estimate due to limited available sales data in the subject neighborhood. Comp. #6 is a "pending sale" located in the subject neighborhood. As it has not closed escrow, the final sale price was not available and it was given no weight in the sales comparison analysis. Quality and condition adjustments are based on visual inspection by the appraiser, as well as M.L.S data, descriptions and available photographs. Quality & condition ratings are based on UAD definitions (see attached) and some adjustments were made within the same "rating" for differing levels of overall quality and condition. While given the same condition "ratings" (based on UAD definition), condition adjustments were applied to comps. #4 & 5 for superior levels of remodeling and overall condition. An adjustment was applied to comp. #4 for superior quality due to superior level of upgrades and superior overall quality of construction.													
See Narrative Addendum for Additional Sales Comparison Commentary.													

Sales Comparison Commentary [Multi-page]

File No. 69396

Borrower	Redwood Holdings LLC					
Property Address	4828 Regalo Rd					
City	Woodland Hills	County	Los Angeles	State	CA	Zip Code 91364
Lender	Wedgewood Inc					

Sales Comparison Analysis - Commentary

Methodology & Data: The Sales Comparison Analysis is the primary method of estimating the market value of SFRs. It assumes that sales of similar properties having similar physical and locational factors provide a reliable indicator of value for the subject property. Data accuracy and comparability of each sale property are crucial for credibility. Physical and neighborhood characteristics, as well as functional utility define the search parameters. Sales selected for this analysis are considered the most applicable to the subject or were selected in order to bracket physical or locational factors (consistent with common appraisal practice). Comparable properties represent competitive alternatives in the same market. Transaction details were verified using reliable sources and/or parties involved in the transaction.

With the foregoing in mind, 5 closed comparable sales and 1 pending sale were selected, and were chosen as the most appropriate data to estimate the subject property's market value. Although the data may include sales from adjacent neighborhoods, dated sales, and properties requiring significant adjustments, these comparables were considered the most relevant for a direct comparison to the subject property.

Adjustments: To account for dissimilar features between the comparables and the subject property, adjustments have been made to arrive at an indication of value. Available market data, including comparable sales analyzed in this analysis, were used to estimate the market's reaction to differences in specific factors. These adjustments were made to ensure the adjusted sale prices of the comparables reflect the subject's unique characteristics and provide a reliable indicator of its value.

Analysis of market conditions is based on current MLS statistical data, the attached 1004MC analysis, sensitivity analysis using the adjusted comparables, and simple regression analysis developed using Spark. These analyses indicated that no adjustments for market conditions were warranted. Site adjustments are based on \$20/sf for significant differences in site utility. No adjustments were applied for minor differences in site area as market participants do not typically recognize very small differences in site utility. Some comparable site sizes were obtained directly from County Assessor's maps and may vary slightly from the site sizes reported by data reporting services. View adjustments were extracted from available sales data that indicated a range of approximately \$60,000 (in competing properties) between "no view" and a panoramic view of city lights and hills. The subject view of the hills is considered to be favorable, although partially obstructed, and the subject view amenity was deemed to fall near the "lower end" of the range. Adjustments to the comparables were applied based on this determination.

The quality and condition ratings align with the UAD definitions, as detailed in the attached addendum. Adjustments were made within the same rating for variations in overall quality and condition, based on visual inspection by the appraiser, M.L.S. data, descriptions, and available photographs. While given the same quality "ratings" (based on UAD definitions), adjustments were applied to comps. #1 and 2 for superior quality due to superior level of upgrades and superior overall quality of construction. Adjustments were also applied to comps. #1-3 for condition differences due to differences in the level of remodeling, updates and overall maintenance. Although there are some age differences, no adjustments were made for actual age, as "effective" ages may differ. Effective ages are accounted for in quality and condition ratings/adjustments. No adjustments were required for differences in design (style) as the subject/comparable design styles are all generally acceptable in the subject's market area.

No adjustments were made for number of bedrooms, as all dwellings have similar functional utility and were compared on the basis of their overall gross living area (GLA). Bath adjustments are based on \$10/bath and GLA adjustments are based on \$150/SF (rounded). No adjustments were applied for minor differences in GLA as market participants do not typically recognize very small differences in living area.

Summary: Among the closed comparable sales that were analyzed, comps. #1-3 were generally deemed to be the most relevant overall and they established the range from which the estimated value was selected. The most important factors were considered to be Gross Living Area (GLA), date of sale, quality/condition, and proximity to the subject. Although a dated sale, comp. #1 is the most similar in overall appeal and was given the most emphasis in developing this analysis. Comp. #2 is a recent sale and provides support for the value estimate. Comp. #3 is a "short sale" but was used to bracket the condition due to limited recent sales data in the subject neighborhood that are similar in condition.

While there is considerable weakness in the available market data, comparables #1-5 were deemed to be the best available closed sales and their use is considered to be reasonable and necessary in order to develop the sales comparison analysis.

Supplemental Addendum

File No. 69396

Borrower	Redwood Holdings LLC				
Property Address	4828 Regalo Rd				
City	Woodland Hills	County	Los Angeles	State	CA
				Zip Code	91364
Lender	Wedgewood Inc				

• Site Comments

The subject site is typical in size and has typical site utility for the neighborhood. The improvements appear to be well situated on the site and no apparent adverse easements, encroachments or other adverse site conditions were noted from off-site.

Note: I have not checked the title/land records for recorded easements and have reported only apparent easements, encroachments and/or other apparent adverse conditions. The title policy was not reviewed by appraiser.

• Highest & Best Use: The stated conclusion that the "highest and best" use of the subject property (as improved) is considered to be its present use as a single-family residential dwelling, is consistent with allowable uses under the subject site's zoning designation (1-family residential dwelling), and is supported by the contributory value of the improvements coupled with the remaining economic life of the structure.

• Legal Description: Tract No 9098 Lot Com At Sw Cor Of Lot 230 Th E On S Line Of Sd Lot 102.74 Ft Th N 9 52'15" W 74.24 Ft Th S 80 07'45" W To E Line Of Regalo Rd Th S Thereon To Beg Part Of Lot 23

• Note Regarding Legal Nonconforming Site: The subject site area is less than the 40,000 sq.ft. required in zone RE40-1 and the site is considered to be legal nonconforming. Per zoning regulations, it may legally remain in its current state, but may not be subdivided further. The "legal non-conforming" status of the site is common in the neighborhood and there is no adverse effect on marketability or negative impact on value. 2 of the 6 comparables utilized in the Sales Comparison Analysis are also "legal nonconforming" sites which demonstrates market acceptance. The subject may be rebuilt to it's current footprint (or greater as long as it conforms to current zoning requirements). The city of Los Angeles Municipal Code states "A building or structure with a nonconforming use and a nonconforming building or structure may be maintained, repaired or structurally altered and a nonconforming use may be maintained provided the building or use conformed to the requirements of the zone and any other land use regulations at the time it was built or established, except as otherwise provided in this section. (Added by Ord. No. 178,599, Eff. 5/26/07.)"

**** Note Regarding Empty Pool:** Aerial images of the subject property indicate that the pool is currently empty. While the images were not captured on the Effective Date of appraisal, it is assumed that the pool remained empty on that date. An empty pool typically contributes no value to the property due to the uncertainty of its condition and the likelihood that it may not be feasible to salvage the pool or its equipment after an extended period of remaining empty.

• Effective Age: The appraiser estimates the effective age of the subject dwelling to be 45 years. In estimating the effective age the appraiser has considered any physical deterioration, functional obsolescence, and/or external obsolescence observed from off-site on the effective date. No functional or external obsolescence was noted. Thus, the effective age only reflects physical deterioration. The exterior appears to be adequately maintained and the interior is assumed to be similar. For this reason, the effective age is estimated to be less than the actual age of 58 years.

• Exterior-Only : Reconciliation

The Sales Comparison Analysis best reflects the conditions present in the Market Value definition, and best reflects the actions of buyers & sellers in the market. In addition, the market data presented in support of the Sales Comparison Analysis was verified by the appraiser and considered very reliable.


The Cost Approach was deemed to be a less reliable analysis, due to insufficient land sales data and the difficulty of estimating accrued depreciation. This approach was given secondary consideration and it supports the value conclusion of the Sales Comparison Analysis.

The Income Approach was not developed and is considered "not relevant" as similar properties (in the area) are not typically purchased for income production and there is insufficient rental data.

For the reasons stated above, the Sales Comparison Analysis was considered to be the most valid approach and was given the most emphasis in the final value conclusion.

• Secure Signature

This report was transmitted electronically and includes a computer generated image, of my original signature, encrypted for security purposes. The report shall be as effective, enforceable and valid as if a "paper" version of this report was delivered.

Signature 
 Name Brian Mathews
 Date Signed 04/11/2023
 State Certification # AR004130 State CA
 Or State License # _____ State _____

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

Market Conditions Addendum to the Appraisal Report

53182
File No. 69396

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

Property Address **4828 Regalo Rd** City **Woodland Hills** State **CA** ZIP Code **91364**

Borrower **Redwood Holdings LLC**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Sales (Settled)	27	3	5	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	4.50	1.00	1.67	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	2	2	1	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.4	2.0	0.6	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$1,275,000	\$1,252,500	\$1,290,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	10	10	9	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$1,274,000	\$1,324,000	\$1,299,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	74	147	321	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	102%	105%	97%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

Seller contributions are not common and consist primarily of typical contributions toward non-recurring closing costs.

There appears to be no pressure toward increased contributions by sellers under current market conditions. Loan discounts, interest buy downs and concessions have become more common under current market conditions but are not generally prevalent.

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

Foreclosure sales have not been a major factor in the subject neighborhood and there has been no measurable trend toward increased foreclosure or short sale activity. In the larger market, foreclosure levels were a past factor but have continued to decline (based on closed sales, pending sales, current listings and public record reporting of foreclosure and pre-foreclosure activity). An analysis was performed on 34 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information. **The data sources relied upon for this analysis include MLS data, public records and the appraisers database. These sources appear to provide a comprehensive and reliable basis for the conclusions set forth in this addendum and in the market conditions section of the attached report.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

In support of the market conditions conclusions set forth in the neighborhood section of the attached appraisal report, the appraiser has analyzed data about competing properties in the subject neighborhood including closed sales, listings, pending sales, expired and withdrawn listings. Analyses are summarized in this market conditions addendum. The number of recent closed sales in the subject price range has declined. At the same time, the number of active listings has also declined. This has decreased the downward pressure on prices and the market currently appears to be stable. The overall median days on market indicates properties have been selling in less than 3 months when priced competitively (based on current pending sales). Readers are advised that the results of the 1004MC analysis can be misleading due to reliance on small data samples and inability of appraiser to correct for physical differences in data pool. See Market Conditions Commentary on Page 1


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

Project Name:

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

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

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

Signature 	Signature
Appraiser Name Brian Mathews	Supervisory Appraiser Name
Company Name ACI Real Estate Services, Inc.	Company Name
Company Address 3182 Toulouse Cir, Thousand Oaks, CA 91362	Company Address
State License/Certification # AR004130 State CA	State License/Certification # State
Email Address bmathews@valuefast.com	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Subject Photo Page

Borrower	Redwood Holdings LLC				
Property Address	4828 Regalo Rd				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91364
Lender	Wedgewood Inc				

**Subject Front**

4828 Regalo Rd
 Sales Price
 Gross Living Area 1,878
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location N;Res;
 View B;Hills;
 Site 7930 sf
 Quality Q4
 Age 58

**Additional Front View****Subject Street**

Comparable Photo Page

Borrower	Redwood Holdings LLC				
Property Address	4828 Regalo Rd				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91364
Lender	Wedgewood Inc				

**Comparable 1**

4756 Excelente Dr
 Prox. to Subject 0.19 miles S
 Sales Price 1,020,000
 Gross Living Area 1,587
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View B;Hills;
 Site 6101 sf
 Quality Q4
 Age 62

**Comparable 2**

22766 Cass Ave
 Prox. to Subject 0.31 miles NW
 Sales Price 1,163,000
 Gross Living Area 2,450
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 6915 sf
 Quality Q4
 Age 64

**Comparable 3**

5064 Llano Dr
 Prox. to Subject 0.53 miles NE
 Sales Price 975,000
 Gross Living Area 2,496
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location N;Res;
 View B;Hills;
 Site 8172 sf
 Quality Q4
 Age 42

Comparable Photo Page

Borrower	Redwood Holdings LLC				
Property Address	4828 Regalo Rd				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91364
Lender	Wedgewood Inc				

**Comparable 4**

4954 Reforma Rd	
Prox. to Subject	0.22 miles N
Sales Price	1,085,000
Gross Living Area	1,666
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	8140 sf
Quality	Q4
Age	67

**Comparable 5**

4968 Reforma Rd	
Prox. to Subject	0.24 miles N
Sales Price	1,050,000
Gross Living Area	1,698
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	B;Hills;
Site	11255 sf
Quality	Q4
Age	66

**Comparable 6**

22434 Venido Rd	
Prox. to Subject	0.39 miles NE
Sales Price	999,000
Gross Living Area	2,035
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	3.0
Location	N;Res;
View	B;CtySky;Mtn
Site	6660 sf
Quality	Q4
Age	67

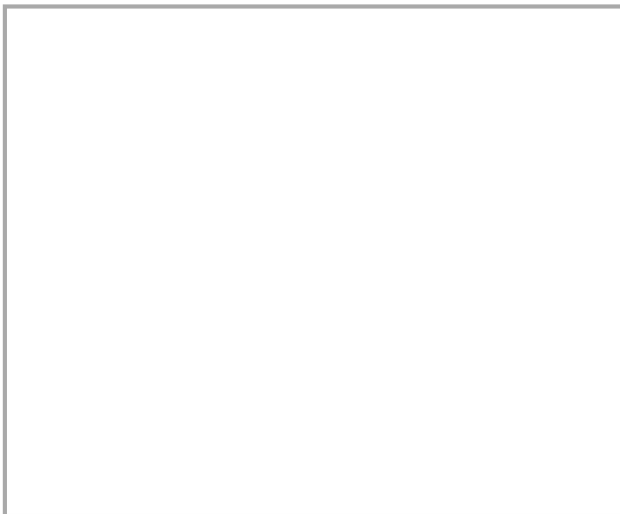
Supplemental MLS Photo

Borrower	Redwood Holdings LLC				
Property Address	4828 Regalo Rd				
City	Woodland Hills	County	Los Angeles	State	CA
				Zip Code	91364
Lender	Wedgewood Inc				



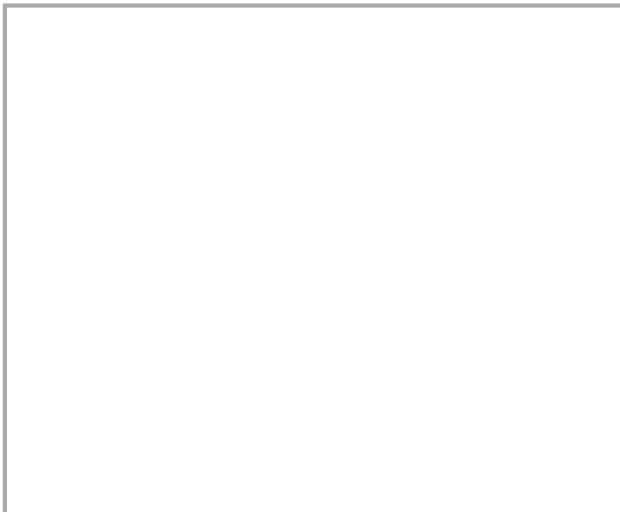
Comparable 3

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



Comparable

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



Comparable

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

Exhibit: Tax Records - Page 1

4828 Regalo Rd, Woodland Hills, CA 91364-4020, Los Angeles County Auction

APN: 2076-005-016 CLIP: 2722714070

OWNER INFORMATION

Owner Name	De Leon Carol A	Tax Billing Zip	91364
Owner Name 2		Tax Billing Zip+4	4020
Mail Owner Name	Carol A De Leon	Owner Vesting	
Tax Billing Address	4828 Regalo Rd	Owner Occupied	Yes
Tax Billing City & State	Woodland Hills, CA	No Mail Flag	

LOCATION INFORMATION

Zip Code	91364	Location Influence	
Carrier Route	C020	TGNO	
Zoning	LARE40	Census Tract	1374.02
Tract Number	9098	Topography	Rolling/Hilly
School District	Los Angeles	Township Range Sect	
Comm College District Code	Los Angeles City	Neighborhood Code	

TAX INFORMATION

APN	2076-005-016	Tax Appraisal Area	
Alternate APN		Lot	230
Exemption(s)		Block	
% Improved	60%	Water Tax Dist	Southern California
Tax Area	37	Fire Dept Tax Dist	
Legal Description	TRACT NO 9098 LOT COM AT SW COR OF LOT 230 THE ON S LINE OF SD LOT 102.74 FT TH N 9 52'15" W 74.24 FT TH S 80 07'45" W TO E LINE OF REGALO RD TH S THE REON TO BEG PART OF LOT 230		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Assessed Value - Total	\$531,123	\$520,710	\$515,372
Assessed Value - Land	\$212,446	\$208,281	\$206,146
Assessed Value - Improved	\$318,677	\$312,429	\$309,226
YOY Assessed Change (\$)	\$10,413	\$5,338	
YOY Assessed Change (%)	2%	1.04%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$6,530		
2021	\$6,468	-\$62	-0.95%
2022	\$6,553	\$85	1.32%
Special Assessment		Tax Amount	
Laco Vectr Cntrl80		\$14.67	
Safe Clean Water83		\$68.23	
La Stormwater 21		\$27.44	
Flood Control 62		\$34.42	
Mrcaopnspace#280		\$40.00	
Mrcalire-Os#280		\$34.00	
Rposd Measure A 83		\$31.92	
Lacity Park Dist21		\$18.55	
Trauma/Emerg Srv86		\$93.90	
Total Of Special Assessments		\$363.13	

CHARACTERISTICS

County Land Use	Single Family Resid	Cooling Type	Central
Universal Land Use	SFR	Patio Type	Open Deck
Lot Frontage	74	Garage Type	Attached Garage
Lot Depth	107	Garage Sq Ft	
Lot Acres	0.1851	Parking Type	Attached Garage
Lot Area	8,061	Parking Spaces	2
Lot Shape	Irregular	Roof Type	

Property Details Courtesy of BRIAN MATHEWS, ACI REAL ESTATE SERVICES, INC., California Regional MLS

Generated on: 04/11/23

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Exhibit: Tax Records - Page 2

Style	Conventional	Roof Material	Gravel & Rock
Building Sq Ft	1,878	Roof Frame	
Gross Area		Roof Shape	Flat
2nd Floor Area		Construction Type	Frame
Basement Sq Feet		Interior Wall	Plaster
Stories	2	Exterior	Stucco
Total Units	1	Floor Cover	Ceramic Tile
Total Rooms	6	Flooring Material	
Bedrooms	3	Foundation	Raised
Total Baths	3	Pool	Pool
MLS Total Baths		Year Built	1965
Full Baths	3	Effective Year Built	1965
Half Baths		Other Impvs	Fence, Shed
Dining Rooms		Equipment	Range Oven, Dishwasher, Dispos
Family Rooms	1	Porch	
Other Rooms	Family Room	Patio/Deck 1 Area	
Fireplaces	1	Patio/Deck 2 Area	
Condo Amenities		Porch 1 Area	
Condition	Good	Porch Type	
Quality	Good	Building Type	Type Unknown
Water	Public	Bldg Class	
Sewer	Public Service	Building Comments	
Heat Type	Central	# of Buildings	1
Heat Fuel Type			

ESTIMATED VALUE			
RealAVM™	\$1,141,300	Confidence Score	87
RealAVM™ Range	\$1,045,400 - \$1,237,200	Forecast Standard Deviation	8
Value As Of	03/27/2023		

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

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

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

LISTING INFORMATION			
MLS Listing Number		Pending Date	
MLS Status		Closing Date	
MLS Area		MLS Sale Price	
MLS Status Change Date		MLS Listing Agent	
MLS Current List Price		MLS Listing Broker	
MLS Original List Price		MLS Source	

MLS Listing #
 MLS Status
 MLS Listing Date
 MLS Listing Price
 MLS Orig Listing Price
 MLS Close Date
 MLS Listing Close Price
 MLS Listing Cancellation Date
 MLS Source

LAST MARKET SALE & SALES HISTORY			
Recording Date	04/23/1991	Sale Type	Full
Sale Date	03/1991	Deed Type	Grant Deed
Sale Price	\$312,500	Owner Name	De Leon Carol A
Price Per Square Feet	\$166.40	Owner Name 2	
Multi/Split Sale		Seller	Nicholson Don
Document Number	576054		

Recording Date	05/15/2007	05/09/2007	11/10/2004	10/31/2001	06/15/1999
Sale Date	04/27/2007	04/25/2007	11/05/2004	10/23/2001	05/29/1999
Sale Price					
Nominal	Y	Y	Y	Y	Y
Buyer Name	Deleon Carol A Trust	Deleon Carol A	Deleon Carol A Trust	Deleon Carol A	Deleon Carol A

Property Details Courtesy of BRIAN MATHEWS, ACI REAL ESTATE SERVICES, INC., California Regional MLS

Generated on: 04/11/23

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Exhibit: Tax Records - Page 3

Seller Name	Deleon Carol A	Deleon Carol A Trust	Deleon Carol A	Deleon Carol A	Deleon Andres & Carol A
Document Number	1176504	1123535	2923926	2078341	1096218
Document Type	Grant Deed	Grant Deed	Grant Deed	Quit Claim Deed	Grant Deed

Recording Date	04/23/1991		07/06/1990		09/25/1987
Sale Date	03/1991		06/1990		09/1987
Sale Price	\$312,500				\$238,000
Nominal			Y		
Buyer Name	De Leon Andres & Carol		Nicholson Don & Waltraud		Nicholson Don
Seller Name	Nicholson Don		Nicholson Don		Kennedy Marilyn
Document Number	576054		1192296		1540017
Document Type	Grant Deed		Grant Deed		Grant Deed

MORTGAGE HISTORY					
Mortgage Date	11/04/2021	11/21/2014	05/09/2007	10/30/2003	10/30/2001
Mortgage Amount	\$211,838	\$70,000	\$258,000	\$250,000	\$220,000
Mortgage Lender	New Resid'l Mtg LLC		Troxler & Assocs	Kiperman Bail Bonds	Washington Mutual Bk Fa
Mortgage Code	Va	Private Party Lender	Conventional	Conventional	Conventional

Mortgage Date	11/16/1993		04/23/1991		07/06/1990
Mortgage Amount	\$224,500		\$218,700		\$225,000
Mortgage Lender	First Nationwide Bk(Svgs)		California S&L		Countrywide Fndg
Mortgage Code	Conventional		Conventional		Conventional

Property Details Courtesy of BRIAN MATHEWS, ACI REAL ESTATE SERVICES, INC., California Regional MLS

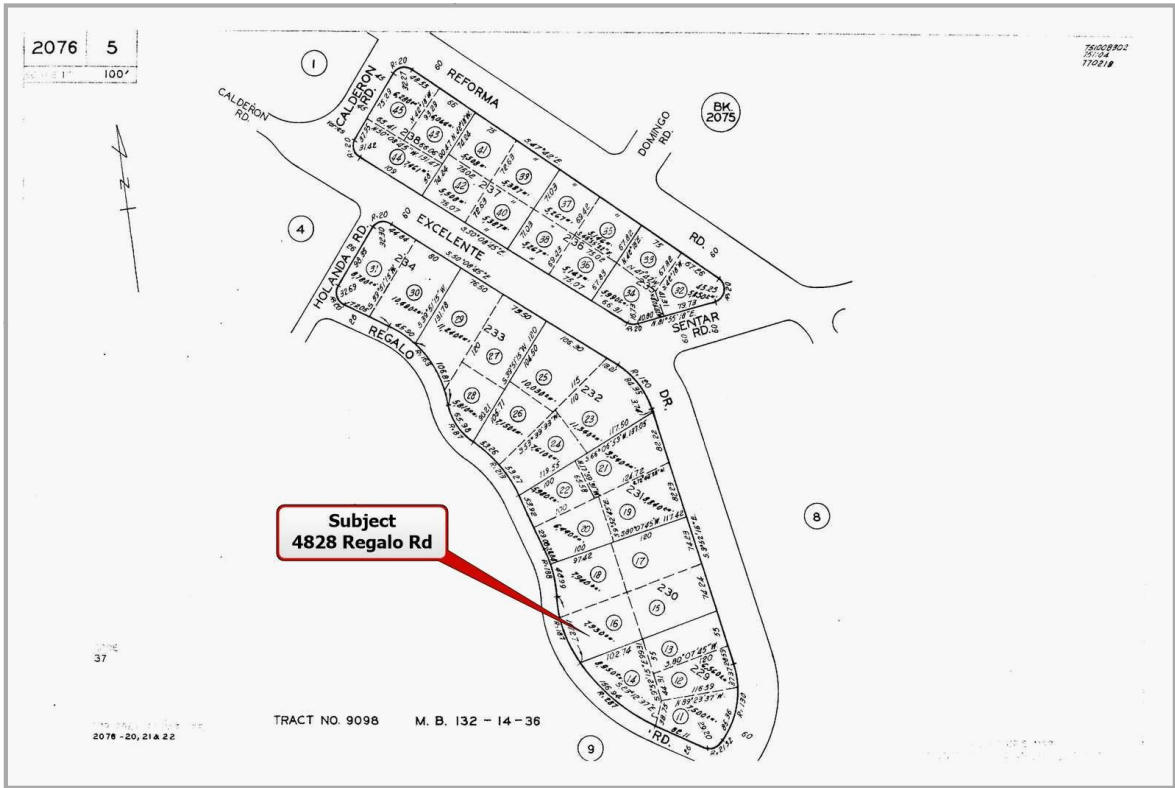
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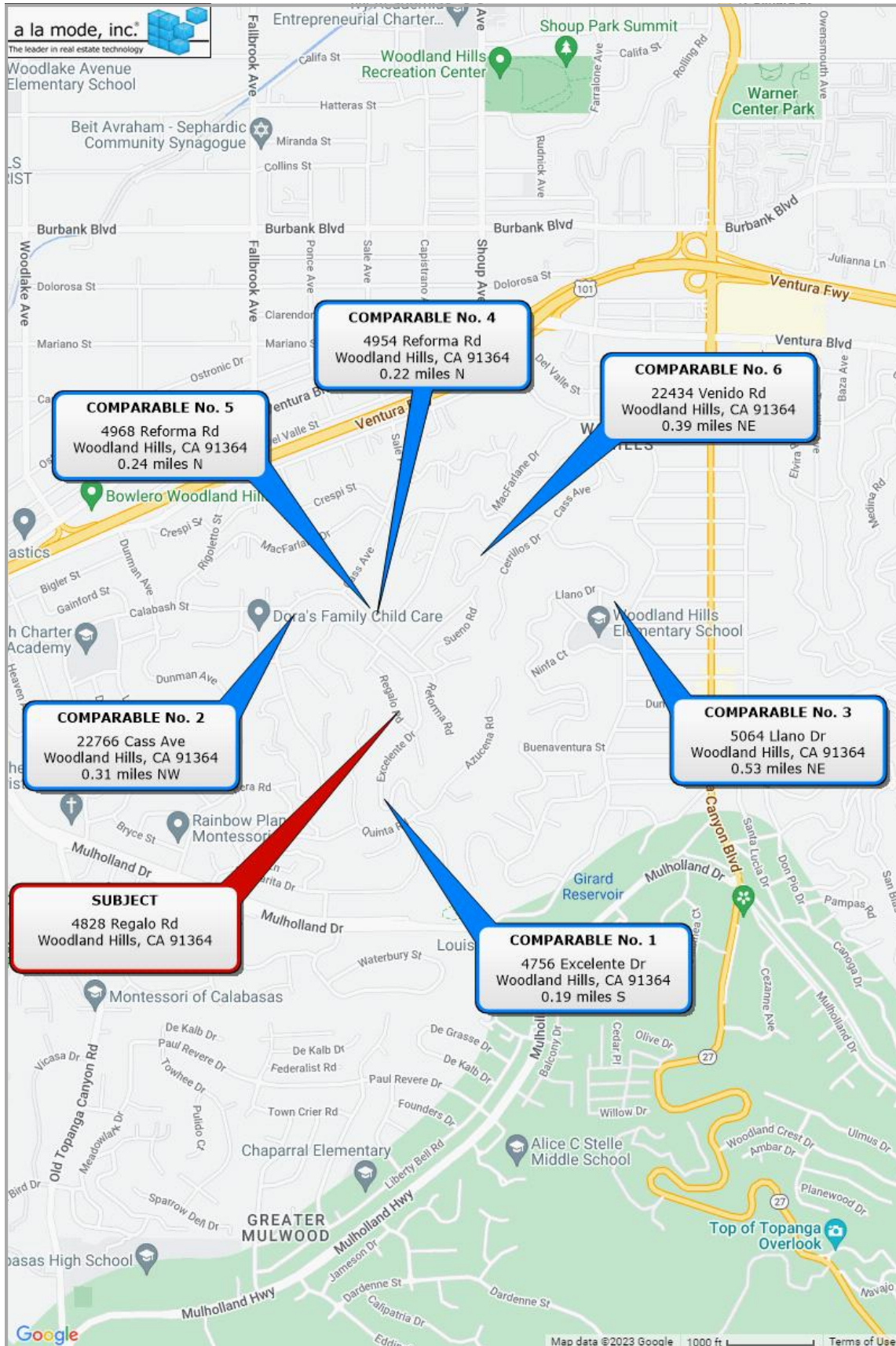
Plat Map

Borrower	Redwood Holdings LLC				
Property Address	4828 Regalo Rd				
City	Woodland Hills	County	Los Angeles	State	CA
Lender	Wedgewood Inc				
				Zip Code	91364



Location Map

Borrower	Redwood Holdings LLC				
Property Address	4828 Regalo Rd				
City	Woodland Hills	County	Los Angeles	State	CA
Lender	Wedgewood Inc	Zip Code	91364		



Aerial Map

Borrower	Redwood Holdings LLC						
Property Address	4828 Regalo Rd						
City	Woodland Hills	County	Los Angeles	State	CA	Zip Code	91364
Lender	Wedgewood Inc						



Zoning Map

Borrower	Redwood Holdings LLC						
Property Address	4828 Regalo Rd						
City	Woodland Hills	County	Los Angeles	State	CA	Zip Code	91364
Lender	Wedgewood Inc						

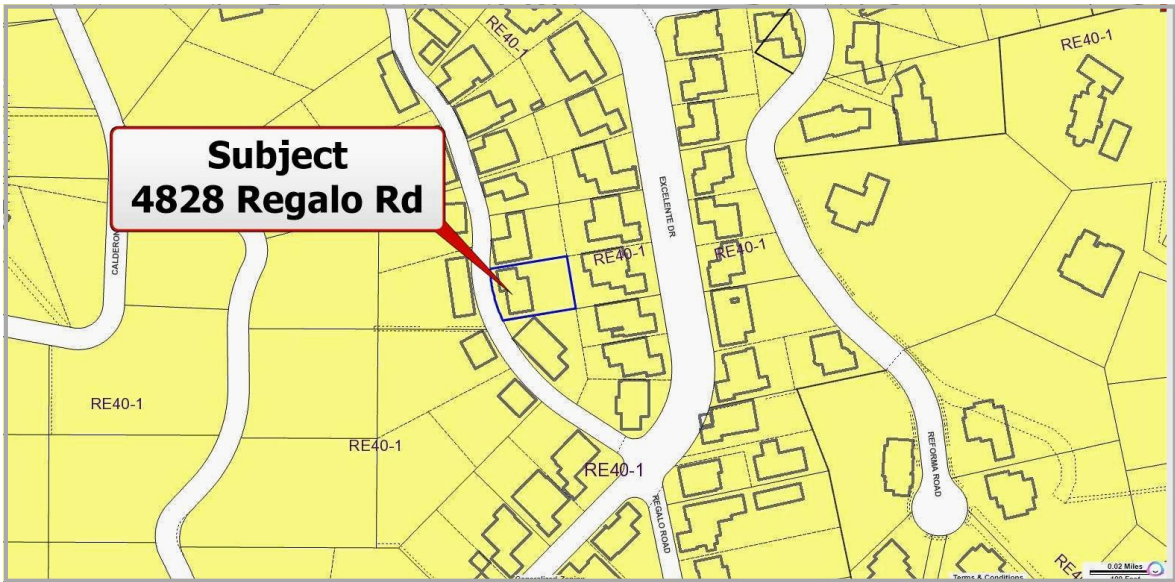


Exhibit: Zoning Regulations/Site Area Requirements

DEPARTMENT OF CITY PLANNING GENERALIZED SUMMARY OF ZONING REGULATIONS *Updated March 2020*



Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
Agricultural										
A1	Agriculture One-Family Dwellings, Parks, Playgrounds, Community Centers, Golf Courses, Agricultural Uses	Unlimited (9)	45 or (6a), (9)	20% lot depth; 25 ft max or (6a)	10% of lot width; 25 ft max or (6a)	25% lot depth; 25 ft max	5 acres	2.5 acres	300 ft	2 spaces per dwelling unit (6a)
A2	Agriculture A1 uses						2 acres	1 acre	150 ft	Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
RA	Suburban Limited Agricultural Uses, One-Family Dwellings, Home Occupations		See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	10 ft min; for lots recorded prior to 7/1/86, 10% lot width where lot is < 70 ft wide, not less than 3 ft (7); for Hillside Area lots see Sec. 12.21 C.10 of the LAMC		17,500 sq-ft (1)	17,500 sq-ft (1)	70 ft	2 covered spaces per dwelling unit (8)
Residential Estate										
RE40	Residential Estate	Unlimited (9)	See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	10 ft (7)	25% lot depth; 25 ft max	40,000 sq-ft (1)	40,000 sq-ft (1)	80 ft (1)	2 covered spaces per dwelling unit (8) Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
RE20	One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters, Home Occupations				10% lot width, but not less than 5 ft, 10 ft max (7)		20,000 sq-ft (1)	20,000 sq-ft (1)		
RE15					7 ft; or 10% lot width where lot is < 70 ft wide, not less than 3 ft (7)		15,000 sq-ft (1)	15,000 sq-ft (1)		
RE11							11,000 sq-ft (1)	11,000 sq-ft (1)	70 ft (1)	
RE9							9,000 sq-ft (1)	9,000 sq-ft (1)	65 ft (1)	
One-Family Residential										
RS	Suburban One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Home Occupations	Unlimited (9)	See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	5 ft; or 10% lot width < 50 ft wide, not less than 3 ft (7)	20 ft min	7,500 sq-ft	7,500 sq-ft	60 ft	2 covered spaces per dwelling unit (8)
R1 (including R1V, R1F, R1R, R1H)	One-Family Residential RS Uses		See Table 2 below. Subject to encroachment plane (see p.15)	20% lot depth; 20 ft max, but not less than prevailing (6b)	5 ft; or 10% lot width where lot is < 50 ft wide, not less than 3 ft (7); additional 5 ft offset required for side walls > 45 ft long & > 14 ft high	15 ft min	5,000 sq-ft	5,000 sq-ft	50 ft	

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	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
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
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
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
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
	Additional Abbreviations	
GLA	Gross Living Area	Sales Comparison Commentary
MLS	Multiple Listing Service	Listing History, Contract Analysis & Sales Comparison Commentary
SFR	Real Estate Owned	Neighborhood Commentary & Subject Commentary
REO	Real Estate Owned	Listing History, Contract Analysis & Sales Comparison Commentary

UAD Version 9/2011 (Updated 1/2014)

License



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

Brian S. Mathews

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 004130

Effective Date: May 28, 2022
 Date Expires: May 27, 2024

Loretta Dillon
 Loretta Dillon, Deputy Bureau Chief, BREA

3064268

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

E&O Policy Page

General Star National Insurance Company
P.O. Box 10360 (Attn: GSN)
Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY**DECLARATIONS PAGE**

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA401722

Renewal of Number: N/A

1. **NAMED INSURED:** Brian S Mathews
STREET ADDRESS: 3182 Toulouse Cir, Thousand Oaks, CA, 91362-4845
2. **POLICY PERIOD:** Inception Date: 12/01/2022 Expiration Date: 12/01/2023
 Effective 12:01 a.m. Standard Time at the address of the Named Insured.
3. **LIMITS OF LIABILITY:**
 Each Claim: \$1,000,000
 Aggregate: \$1,000,000
Claim Expenses have a separate Limit of Liability:
 Each Claim: \$1,000,000
 Aggregate: \$1,000,000
4. **DEDUCTIBLE:** Each Claim: \$0 Aggregate: \$0
5. **RETROACTIVE DATE: 12/01/2022**
 If a date is indicated, this policy will not provide coverage for any **Claim** arising out of any act, error, omission or personal injury which occurred before such date.
6. **ANNUAL PREMIUM:** \$680
TAXES AND FEES: N/A
TOTAL DUE: \$680
7. **ENDORSEMENTS:**
 This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).
 AP 00 0001 06 11 Policy Form
 IL N 018 01 22 California Fraud Statement
 SGN 90 0001 0710 Signature Page
 AP 08 0005CA 01 22 Application
 AP 04 0001 06 11 Supplementary Payments – Third Party Notification Endorsement
 AP 04 0004 07 14 Supplementary Payments – Reputational Protection Expenses Endorsement
 AP 04 0007 10 20 Supervisory Appraiser Coverage Endorsement
 AP 04 0005 10 20 Drone Photography Coverage Extension Endorsement
 AP 06 0002 10 20 Home Measurements Services Endorsement
 AP 04 0006 10 20 Appraisers Premises Liability Coverage Endorsement
 AP 04 0003 10 20 Supplementary Payments – Higher Limits Endorsement
 AP 27 0006 10 16 Amendment of Retirement Extended Reporting Period Endorsement
 AP 21 0002 06 11 Exclusion of Terrorism Endorsement
 AP 27 0004 06 11 Retiree Extended Reporting Period Option Endorsement
 AP 20 0001 06 11 Additional Insured Endorsement
 AP 01 0004CA 06 11 California Amendatory Endorsement
 AP 21 0005 07 22 Exclusion – Cyber Privacy Event Endorsement
 IL 11 0001 07 22 Additional Policy Conditions - Trade Sanctions and Specially Designated Nationals (OFAC)