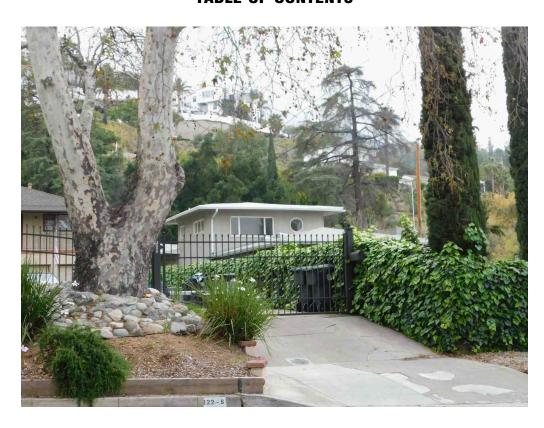
Borrower	REWOOD HOLDINGS LLC			File No.	2304-09	
Property Address	130 S Sunset Canyon Dr					
City	Burbank	County Los Angeles	State	CA	Zip Code	91501-1102
Lender/Client	WEDGEWOOD INC					

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USPAP ADDENDUM

Borrower	REWOOD HOLDINGS LLC			
Property Address City		County Los Angeles	State CA	Zip Code 91501-1102
ender	Burbank WEDGEWOOD INC	County LUS ANGELES	Otato CA	Zip 0000 91501-1102
This repor	rt was prepared under the	e following USPAP reporting option:		
X Apprai	sal Report	This report was prepared in accordance with USPAP Standards Rule 2	?-2(a).	
Restric	cted Appraisal Report	This report was prepared in accordance with USPAP Standards Rule 2	2-2(b).	
			-(-/-	
Reasonab	le Exposure Time			
My opinion	of a reasonable exposure ti	me for the subject property at the market value stated in this report is:	THE REASO	NABLE EXPOSURE TIME IS
30 TO 90 D	AYS			
Additional	l Certifications			
	it, to the best of my knowled	ge and belief:		
1		an appraiser or in any other capacity, regarding the property that is the subj	iect of this report	within the
		eding acceptance of this assignment.	ect of this report	WILLIIII LIIC
1				
		appraiser or in another capacity, regarding the property that is the subject of		the three-year
		eptance of this assignment. Those services are described in the comments b	elow.	
1	nents of fact contained in this			
		nclusions are limited only by the reported assumptions and limiting conditions and	are my personal, ii	npartial, and unbiased
	l analyses, opinions, and concl		norconal interest	with respect to the parties
involved.	ierwise mulcaleu, i nave no pre	esent or prospective interest in the property that is the subject of this report and no	personal interest v	with respect to the parties
1	bias with respect to the proper	ty that is the subject of this report or the parties involved with this assignment.		
1	· · · · · ·	not contingent upon developing or reporting predetermined results.		
		signment is not contingent upon the development or reporting of a predetermined v	alue or direction in	value that favors the cause of
		the attainment of a stipulated result, or the occurrence of a subsequent event direc		
- My analys	es, opinions, and conclusions	were developed, and this report has been prepared, in conformity with the Uniform	Standards of Profe	essional Appraisal Practice that
1	ct at the time this report was pr	•		
		a personal inspection of the property that is the subject of this report.		
1	·	ded significant real property appraisal assistance to the person(s) signing this certi	fication (if there are	exceptions, the name of each
individual pr	oviding significant real property	y appraisal assistance is stated elsewhere in this report).		
Additional	Comments			
APPRAISE	R: , ,	SUPERVISORY APPRAIS	SER: (only if r	required)
	" bush !	7 /2 // Distr	()	• •
Olemet	(Augh) // /	, Nalwar		
Signature:	V 4			
	EPH P BALDINO	Data Signad:		
Date Signed: State Certificati		0.10.10.11		
or State Licens				
State: CA	υυ τΓ	or State License #: State:		
	of Certification or License:	02/12/2025 Expiration Date of Certification or	License:	
Effective Date	-	Supervisory Appraiser Inspection		
	,, · <u>0-7/10/2023</u>	Did Not Exterior-onl		

Exterior-Only Inspection Residential Appraisal Report

53213 File # 2304-09

The purpose of this summary appraisal report	p			,,,			or are subject	p. op o. ty.
Property Address 130 S Sunset Canyon Dr			City Burbank		State	CA	Zip Code 915	01-1102
Borrower REWOOD HOLDINGS LLC	-	Owner of Public Reco	ord Diana Avetisyan		County	LOS AN	NGELES	
Legal Description VILLA LOT IN BURBANK	1/2 VAC ST ADJ ON	SE AND SE 30 FT						
Assessor's Parcel # 5608-028-016			Tax Year 2022		R.E. Ta		7,097	
Neighborhood Name BURBANK			Map Reference 53	33-J-5	Census	Tract 3	101.00	
Occupant 🗙 Owner 🗌 Tenant 📗 Vaca	nt	Special Assessments	\$ 0	PUI	D HOA \$ 0		per year	per month
Property Rights Appraised 🔀 Fee Simple	Leasehold	Other (describe)						
Assignment Type Purchase Transaction	Refinance Trans	action 🗶 Other	r (describe) MARKET VA	LUE				
Lender/Client wedgewood INC		Address 2015	MANHATTAN BEACH BL	, SUITE 100, RE	DONDO BEACH, (CA 9027	6	
Is the subject property currently offered for sale or	r has it been offered for						Yes 🗶 No	
Report data source(s) used, offering price(s), and	1-1-(-)		T HAS NOT BEEN LISTED					
	,							
I did did not analyze the contract for s	ale for the subject purch	hase transaction. Expl	lain the results of the analys	sis of the contract	for sale or why the	analysis	was not	
performed.					, ,	,		
5								
Contract Price \$ Date of Contr	ract	Is the property selle	r the owner of public record	d? Yes	No Data Sou	ırce(s)		
Is there any financial assistance (loan charges, sa	le concessions, aift or d	<u> </u>	<u> </u>		the borrower?	()	Yes	S No
If Yes, report the total dollar amount and describe		, p.,	, , , , , , , , , , , , , , , , , , ,					
Note: Race and the racial composition of the n	neighborhood are not a	appraisal factors						
Neighborhood Characteristics	g		nit Housing Trends		One-Unit Hou	ieina	Present Lar	nd Hea %
	Rural Property \			Declining	PRICE			
						AGE	One-Unit 2-4 Unit	98 %
	Under 25% Demand/S	117 🖳 0		Over Supply	\$ (000)	(yrs)		%
	Slow Marketing			Over 6 mths	800 Low	0	Multi-Family	%
	S LOCATED NORTH	OF GLENOAKS, SO	UTH OF OPEN HILLSIDE	, EAST OF	3,500 High	120	Commercial	%
WALNUT & WEST OF CITY LIMITS					1,500 Pred.	70	Other	2 %
Neighborhood Description The subject is Io	ocated in a mature sta	ble area. It is in goo	od proximity to many div	ersified financia	l, industrial, servi	ice & mov	vie industry ce	nters.
Neighborhood shows average to good maint	enance. All convenie	nces are located wi	ithin 5 miles. The su	ubject is located	just minutes to n	najor traf	fic arteries on	Glenoaks
and OLIVE . The subject is located less than	one mile north of the	5 freeway. It is 20	to 30 minutes from dow	ntown Los Ange	eles.			
Market Conditions (including support for the above	e conclusions)	CONVENTIONAL F	INANCING IS PREDOMII	NANT IN THE A	REA GENERAL N	ARKET I	IS BEGINNING	TO OT
WEAKEN AS INFLATION HAS BEEN INCREA	SING.FUNDS ARE ST	ILL AVAILABLE BU	JT SALES ACTIVITY IS E	BEGINNING TO D	DECLINE AS INTE	REST R	ATES ARE BEG	INNING
TO INCREASE RATES BUYER ARE BEGINNIN	NG TO BE MORE SEL	ECTIVE & ARE CH	OOSING TO WAIT FOR F	RATES TO DECL	INE UNEMPLOYN	MENT IS	ALSO INCREA	SING
Dimensions 70 x 300		Area 21000 sf	Shape	RECTANGLE	,	View n;	Res;	
Specific Zoning Classification BUR1*		Zoning Description	RESIDENTIAL SFR					
Zoning Compliance Legal Legal Nonc	onforming (Grandfathere	ed Use) 🔲 No Zo	oning 🔲 Illegal (describe	e)				
Is the highest and best use of subject property as	improved (or as propos	ed per plans and spec	cifications) the present use?	?	Yes No	If No, des	cribe	
Utilities Public Other (describe)		Public Other	(describe)	Off-site Impro	ovements - Type		Public	Private
Electricity 🔀	Water	X	(describe)	Off-site Impro			Public	Private
,	Water Sanitary Se	X	(describe)		IALT			Private
Electricity Gas FEMA Special Flood Hazard Area Yes	Sanitary Se No FEMA Flood 2	wer X		Street ASPH	IALT	ЕМА Мар		
Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvements typical f	Sanitary Se No FEMA Flood 2 for the market area?	wer X	FEMA Map # 0603 No If No, describe	Street ASPH Alley NONE 37C1335F	IALT E	ЕМА Мар		
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Exterior-Only Inspection Residential Appraisal Report

53213 File # 2304-0

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			the subject neighborho					95,000			
			the past twelve mont			00		1,825,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1 COMPARABLE SALE # 2					COMPARABLE SALE # 3				
Address 130 S Sunset Canyo	n Dr	1069 E Grinnell Dr 1035 E Valencia Ave			re	926 E	Verdugo Ave				
Burbank, CA 91501-	-1102	Burbank, CA 9150	1-1219	Burbank, CA 91501	-1550	Burbank, CA 91501-1514		-1514			
Proximity to Subject		0.62 miles NW		0.50 miles SE		0.34 m	niles S				
	\$		\$ 1,500,000		\$ 1,450,000			\$ 1,575,000			
	\$ sq.ft.	\$ 504.88 Sq.ft.	1,000,000	\$ 636.80 Sq.ft.	.,,		662.88 Sq.ft.	1,070,000			
Data Source(s)	φ oq.n							225165 ;DOM 48			
Verification Source(s)		CRMLSMLS#2220		CRMLSMLS#GD23				,			
	DECODIDATION	PARCEL Q#52957		PARCEL Q#SEE BE			L Q#43918				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DES	SCRIPTION	+(-) \$ Adjustment			
Sales or Financing		ArmLth		ArmLth		ArmLth	1				
Concessions		Conv;0		Conv;20000		Conv;0)				
Date of Sale/Time		s01/23;c12/22		s04/23;c03/23		s01/23	3;c12/22				
Location	A;BsyRd;	N;Res;	-10,000		-10,000		-				
Leasehold/Fee Simple		FEE	1	FEE			iu,	0			
Site	Fee Simple					FEE					
	21000 sf	7850 sf	+130,000		+150,000			+120,000			
View	N;Res;	N;Res;		N;Res;		N;Res;					
Design (Style)	DT2;TRADITIONAL	DT2;TRADITIONAL		DT2;TRADITIONAL		DT1;TF	RADITIONAL	0			
Quality of Construction	Q4	Q4		Q4		Q4					
Actual Age	73	82	0	65	0	99		0			
Condition	C4	C3	-100,000	C4		СЗ		-100,000			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	100,000	Total Bdrms. Baths			Bdrms. Baths	100,000			
Room Count		 	40.000	 	40.000	-		. 40.000			
	7 4 2.1	8 4 3.0	-10,000		-10,000	 	3 2.0	+10,000			
Gross Living Area	2,726 Sq.ft.		-36,800		+67,400		2,376 sq.ft.	+52,500			
Basement & Finished	0sf	0sf		Osf		0sf					
Rooms Below Grade											
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERA	GE				
Heating/Cooling	FAU/CENT	FAU/CENT		FAU/CENT		FAU/CE	ENT				
Energy Efficient Items	SOLAR ELECTRIC	NONE		NONE		NONE		0			
Garage/Carport											
Porch/Patio/Deck	2ga2dw	2ga2dw		2ga2dw		2ga2dv					
3	OPEN PATIO	OPEN PATIO		COVERED PATIO		OPEN I	PATIO				
POOL-SPA	POOL	NONE	+25,000	NONE	+25,000	SPA		+15,000			
WORKSHOP	NONE	NONE		NONE		NONE					
Net Adjustment (Total)		+ X -	\$ -1,800	X +	\$ 217,400		+ -	\$ 97,500			
Adjusted Sale Price		Net Adj. 0.1 %	,	Net Adj. 15.0 %	,	Net Adj.					
of Comparables		Gross Adj. 20.8 %					V.=				
			Ψ 1,490,200	arooo //aj. 10.4 /0	Ψ 1,007,400	1 0000 /	ιαj. [U, 3 /0	Ψ 1,072,300			
7 = 5,500,500											
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Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Page 2 of 6

Exterior-Only Inspection Residential Appraisal Report 53213 2304-09

53213

	R IS TO EVALUATE THE PROPERT	Y THAT IS THE SUBJECT OF THIS	APPRAISAL FOR A
MORTGAGE FINANCE TRANSACTION SUBJECT TO THE STATED SCOPE OF WORK, PURP FORM & DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDEN	•	ITING REQUIREMENTS OF THIS AP	PRAISAL REPORT
THE EFFECTIVE AGE IS LOWER THAN THE ACTUAL AGE DUE TO ROUTINE MAINTENANG	E & UPKEEP PROLONGING THE I	ESTIMATED REMAINING ECONOMI	C LIFE.
The address reported on the appraisal form is according to US Postal Service records and the title report may or may not match to USPS records?.	as required by UAD format. Th	e title company reports the city o	er county address
I have performed no services, as an appraiser or in any other capacity, regarding the preceding acceptance of this assignment.	property that is the subject of t	this report within the three-year p	period immediately
COST APPROACH TO VALUE	(not required by Fannie Mae)		
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Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estimated Provide and to improvements is typical for the METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVERAGE Effective date of cost data 2/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used TRAFFIC EXTERNAL THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA at Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project created by the conversion of existing building(s) into a PUD? Yes Does the project created by the conversion of existing building(s) into a PUD? Yes No Data Source(s) Are the units, common elements, and recreation facilities complete? Yes No	OPINION OF SITE VALUE DWELLING Garage/Carport Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPRO E (not required by Fannie Mae) = \$ IFOR PUDS (if applicable) No Unit type(s) Detached on the subject property is an attached Total number of units sold Data source(s) No If Yes, date of conversion If No, describe the status of comple	Sq.Ft. @ \$ 300.00	=\$ 860,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the Source of cost data MARSHALL-SWIFT Quality rating from cost service AVERAGE Effective date of cost data 2/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used TRAFFIC EXTERNAL THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA at Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s)	OPINION OF SITE VALUE DWELLING Garage/Carport Less Depreciation "As-is" Value of Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPRO E (not required by Fannie Mae) = \$ I FOR PUDs (if applicable) No Unit type(s) Detached nd the subject property is an attached Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Ft. @ \$ 300.00	=\$ 860,000

Freddie Mac Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report

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

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

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

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

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

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

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

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

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

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

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Fannie Mae Form 2055 March 2005

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.

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Exterior-Only Inspection Residential Appraisal Report

53213 File # 2304-0

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

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

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

APPRAISER A P R	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Joseph /P BALDINO	Name
Company Name REAL ESTATE APPRAISER	Company Name
Company Address 3101 MESA VERDE DR	Company Address
BURBANK, CA 91504	
Telephone Number (818) 768-6147	Telephone Number
Email Address <u>Joeappraiser11@aol.com</u>	Email Address
Date of Signature and Report 04/18/2023	Date of Signature
Effective Date of Appraisal 04/18/2023	State Certification #
State Certification # AR001957	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License 02/12/2025	SUBJECT PROPERTY
	Did not increase outside of authiost arounds.
ADDRESS OF PROPERTY APPRAISED	Did not inspect exterior of subject property
130 S Sunset Canyon Dr	Did inspect exterior of subject property from street
Burbank, CA 91501-1102	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,650,000	
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	☐ Did not inspect exterior of comparable sales from street
Company Name wedgewood inc	Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach BL, Suite 100, REDONDO	Date of Inspection
BEACH, CA 90276	
Fmail Address	

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Exterior-Only Inspection Residential Appraisal Report File # 2304-09

FEATURE	S	SUBJECT			COM	PARAB	LE SALE # 4				IPARABI	LE SALE # 5		COM		E SALE # 6	
Address 130 S Sunset Canyo			-	1030 1	E Grinn				1007		lugo Av		712 N	Bel Ai		<u> </u>	
Burbank, CA 91501-							1-1220				91501			nk, CA		_1227	
Proximity to Subject	1102						1-1220					-1010				-1007	
Sale Price	\$			J.6U II	niles N	w	\$ 1		0.26 n	niies 5)	\$ 1.823.000		niles W		\$ 1	
	\$		o a #	<u> </u>				,590,000			oa #	\$ 1,823,000			00 H	φ 1	,500,000
Sale Price/Gross Liv. Area	Þ	;	sq.ft. \$		633.97						8 sq.ft.		\$	637.21			
Data Source(s)			C	CRMLS	SMLS#	SR22	193924;DON	1111	CRML	SMLS#	#P1-118	829;DOM 24	CRML	SMLS#	SR222	10545;DOM	22
Verification Source(s)					L Q#5							2 533-J-6				778 533-H	
VALUE ADJUSTMENTS	DES	SCRIPTION	N	DES	SCRIPTI	ION	+(-) \$ Ad	ustment	DE	SCRIPT	TION	+(-) \$ Adjustment	DE	SCRIPTI	ON	+(-) \$ Adj	ustment
Sales or Financing			A	ArmLti	h				ArmLt	h			ArmLt	h			
Concessions			C	Cash;0)				Conv;	D			Conv;	0			
Date of Sale/Time			s	01/23	3;c12/2	2			s12/22	2;c12/2	22		s11/2	2;c10/2	2		
Location	A;BsyR	Rd:		N;Res;	:			-10,000	A:BsvI	Rd:			A;Bsy	Rd:			
Leasehold/Fee Simple	Fee Si			FEE					FEE			0	FEE				0
Site	21000	_		3353 9	ef			-130,000) ef		+55,000		i ef			-110,000
View	N;Res;			N;Res;			<u> </u>	100,000	N;Res			1 00,000	N;Res			•	110,000
Design (Style)						ONAL					IONAL				ONAL		
Quality of Construction		RADITION			RADITI	UNAL			DT2;T	KAVII	IUNAL			RADITI	UNAL		
-	Q4			Q4					Q4				Q4				
Actual Age	73			27			-		97				81				0
Condition	C4			C3				-100,000		_	T _	-100,000			_		-100,000
Above Grade	Total	Bdrms. B	Baths '	Total	Bdrms.	Baths	1		Total	Bdrms.	Baths		Total	Bdrms.	Baths		
Room Count	7		2.1	7	3	3.0		-10,000	7	4	2.0	+20,000	7	3	3.0		-10,000
Gross Living Area		2,726	sq.ft.		2,508	sq.ft.		+32,700		2,73	2 sq.ft.	-900		2,354	sq.ft.		+55,800
Basement & Finished	0sf			Osf					0sf				0sf	-			
Rooms Below Grade																	
Functional Utility	AVERA	GE		AVERA	\GE				AVER#	\GE			AVER	AGE			
Heating/Cooling	FAU/CI			FAU/C					FAU/C				FAU/C				
Energy Efficient Items					-141					-14 I		_					
Garage/Carport		ELECTR		NONE			+	0	NONE	L		0	NONE				0
	2ga2d			2ga2d			+		2ga2d				2gd2d				0
Porch/Patio/Deck	OPEN	PATIO			PATIO				OPEN	PATIO				PATIO			
POOL-SPA	POOL		N	NONE				+25,000	POOL				NONE				+25,000
WORKSHOP	NONE		N	NONE					NONE				WORK	SHOP			-10,000
Net Adjustment (Total)				X			\$	67,700		+		\$ -25,900	X	+	_	\$	70,800
Adjusted Sale Price			l N	Net Adj		4.3 %	,		Net Ad	j.	1.4 %		Net Ad	j.	4.7 %		
of Comparables			G	Gross A	Adj. ·	19.4 %	\$ 1	,657,700	Gross A	Adj.	9.6 %	\$ 1,797,100	Gross	Adj.	20.7 %	\$ 1	,570,800
Report the results of the research a	and analy	ysis of the	prior s	sale or													
ITEM				BJECT				RABLE SA				OMPARABLE SALE #				ABLE SALE #	# 6
Date of Prior Sale/Transfer																	
Price of Prior Sale/Transfer																	
Data Source(s)		40051.0	UEOT				DAROEL OU	FOT			DAROE			DAROF		n T	
Effective Date of Data Source(s)		ARCEL Q					PARCEL QU	<u> </u>				L QUEST			L QUE	<u> </u>	
Analysis of prior sale or transfer his		4/18/202		ortu on	d comp		04/18/2023				04/18/	2023		04/18/	2023		
						alabic	Salts										
THE COMPARABLES HAVE TRA	ANSFER	RED AS	STATE	ABOV	/E.												
Analysis/Comments SALE#4	SMAL	LER TH	AN THE	E SUB	JECT I	BETTE	R CONDITIO	N, MORE	BATH	S NO F	POOL S	ALE#5 MOST SIMII	AR IN	SIZE, I	MOST S	SIMILAR LO	т,
FEWER BATHS. SALE#6 SMA	LLER TI	HAN THE	SUBJ	ECT E	BETTER	R CON	DITION, MO	RE BATH	S, NO F	POOL 1	HAS A V	WORKSHOP					

Market Conditions Addendum to the Appraisal Report

53213

File No. 2304-09

The purpose of this addendum is to provide the lender/cl		-	2000					
neighborhood. This is a required addendum for all apprai Property Address 130 S Sunset Canyon Dr	isal reports with an effectiv	e date on or after April 1, 2 City Burbank	2009.	Stat	e ca	ZIP Code 91	F01 1	100
Borrower REWOOD HOLDINGS LLC		Oily Burbank		Jiai	G CA	Zir Gode 91	501-1	102
Instructions: The appraiser must use the information req	uired on this form as the b	asis for his/her conclusion	ns, and must provide support	for thos	se conclusio	ons, regarding		
housing trends and overall market conditions as reported								
it is available and reliable and must provide analysis as ir	ndicated below. If any requi	ired data is unavailable or i	is considered unreliable, the	appraise	er must prov	ide an		
explanation. It is recognized that not all data sources will								
in the analysis. If data sources provide the required inform								
average. Sales and listings must be properties that comp				sed by a	prospective	e buyer of the		
subject property. The appraiser must explain any anomal						Overall Trand		
Inventory Analysis Total # of Comparable Sales (Settled)	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		Increasing	Overall Trend Stable		Declining
Absorption Rate (Total Sales/Months)	8 1.33	6 2.00	1.33	_=	Increasing	Stable		Declining
Total # of Comparable Active Listings	3	1	3		Declining	Stable	_	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.3	0.5	2.3		Declining	Stable		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	1,615,000	1,511,250	1,537,000		Increasing	X Stable		Declining
Median Comparable Sales Days on Market	12	7	59	=	Declining	Stable	X	Increasing
Median Comparable List Price	1,649,000	2200,000	2,045,000		Increasing	Stable	#	Declining
Median Comparable Listings Days on Market Median Sale Price as % of List Price	69	101	12		Declining	Stable Stable		Increasing
Seller-(developer, builder, etc.)paid financial assistance p	revalent? Yes	93 No	94.6	_=	Increasing Declining	➤ Stable	+	Declining Increasing
Explain in detail the seller concessions trends for the pas	_		n 3% to 5% increasing use o					inorodonig
fees, options, etc.). CONCESSIONS HAVE BEEI	, -			-		-	R TH	
CONCESSIONS. CONCESSIONS ARE MORE PREV			IANOLD MICCIN DOTLING	******	ALOWER	T ROLL TO THE		
Are foreclosure sales (REO sales) a factor in the market?	Yes 🔀 No	o If yes, explain (includ	ding the trends in listings and	l sales c	of foreclosed	d properties).		
REO & FORECLOSURES ARE NOT A FACTOR AT TH	IS TIME FORECLOSURE	E RATE IS LESS THAN 1	/2%					
Cite data sources for above information.	-CI AW							
Cite data sources for above information. CRMLS	-CLAW							
Cite data sources for above information. CRMLS	-CLAW							
Summarize the above information as support for your co	nclusions in the Neighborh							
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Appraiser Independence Certification

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

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

or any compai to influ	t that no employed other third party ny, or partner on b dence the developn on, compensation, i	acting as joint ver ehalf of nent, reporting, res	nture partner, webgewo	independent co od inc of my appra	ontractor, appraisal , influenced, isal through coerci	management or attempted
	er assert that ng prohibited behav				never participated	in any of the
1)	Withholding or thr	eatening to withhol	d timely paym	ent or partial	payment for an ap	praisal report;
2)	Withholding or thr	eatening to withho note or terminate n		ness with me,	, or demoting or t	erminating or

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

Augh P. Balchia	04/18/2023	
Signature 7	Date	
JOSEPH P BALDINO	AR001957	
Appraiser's Name	State License or Certification #	
IFA	02/12/2025	CA
State Title or Designation	Expiration Date of License or Certification	State

130 S Sunset Canyon Dr, Burbank, CA 91501-1102

Address of Property Appraised

Supplemental Addendum

	File No.	2304-09
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Borrower	REWOOD HOLDINGS LLC			
Property Address	130 S Sunset Canyon Dr			
City	Burbank	County Los angeles	State CA	Zip Code 91501-1102
Lender/Client	WEDGEWOOD INC			

NO PERSONAL PROPERTY WAS INCLUDED IN THIS REPORT. THIS IS AN APPRAISAL REPORT NOT A SUMMARY REPORT AS STATED ON THE PREPROGRAMMED APPRAISAL FORM

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

NEIGHBORHOOD DESCRIPTION:

The subject is located in a mature stable area. It is in good proximity to many diversified financial, industrial, service & movie industry centers. Neighborhood shows average to good maintenance. All conveniences are located within 5 miles. The subject is located just minutes to major traffic arteries on Glenoaks and Pacific. The subject is located less than one mile north of the 134 fwy. The subject is 20-30 minutes from downtown Los Angeles. The subject is located 10 minutes from major retail, entertainment and employment opportunities in Burbank and downtown Glendale. EXPOSURE TIME FOR THE SUBJECT IS 1 TO 3 MONTHS. EXPOSURE TIME IS THE LENGTH OF TIME THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT THE VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL. IT IS A RETROSPECTIVE ANALYSIS BASED ON AN ANALYSIS OF PAST EVENTS ASSUMING A COMPETITIVE & OPEN MARKET. EXPOSURE TIME IS ALWAYS PRESUMED TO OCCUR PRIOR TO EFFECTIVE DATE OF THE APPRAISAL.

This appraisal has been prepared in accordance with the Appraiser Independence Requirements (AIR).

NO EMPLOYEE, DIRECTOR, OFFICE OR AGENT OF THE LENDER, OR ANY OTHER THIRD PARTY ACTING AS A JOINT VENTURE PARTNER, INDEPENDENT CONTRACTOR, APPRAISAL MANAGEMENT COMPANY, OR PARTNER ON BEHALF OF THE LENDER, SHALL INFLUENCE OR ATTEMPT TO INFLUENCE THE DEVELOPMENT, REPORTING RESULT OR REVIEW OF AN APPRAISAL THROUGH COERCION, EXTORTION, COLLUSION, COMPENSATION, INSTRUCTION, INDUCEMENT, INTIMIDATION, BRIBERY OR IN ANY OTHER MANNER.

I HAVE NOT BEEN CONTACTED BY ANYONE OTHER THAN THE INTENDED USER(LENDER/CLIENT AS IDENTIFIED ON THE FIRST PAGE OF THE REPORT), BORROWER, OR DESIGNATED CONTACT TO MAKE AN APPOINTMENT TO ENTER THE PROPERTY. I AGREE TO IMMEDIATELY REPORT ANY UNAUTHORIZED CONTACTS EITHER PERSONALLY BY PHONE OR ELECTRONICALLY TO CLEAR CAPITAL

HIGHEST & BEST USE WAS DETERMINED AS IMPROVED BASED ON ITS CURRENT USE BEING LEGALLY PERMISSIBLE. PHYSICALLY POSSIBLE FINANCIALLY FEASIBLE & MOST PROFITABLE

FEATURES NOT ON THE GRID LIKE THE FIREPLACE ,FRONT PORCH & OUTDOOR BBQ ARE NOT SIGNIFICANT ENOUGH TO BE ON THE GRID & DO NOT REQUIRE AN ADJUSTMENT THOSE ITEMS ARE NOT ALWAYS REPORTED SO THERE IS NO WAY TO KNOW IF THE COMPARABLES HAVE SUCH ITEMS

RELATIONSHIP TO PREDOMINANT VALUE HAS NO RELATION TO MARKETABILITY. THE MOST IMPORTANT FACTOR IS THE CONDITION & THEN SIZE OF THE PROPERTY NO MATTER HOW DIFFERENT IT IS FROM THE PREDOMINANT. THIS IS AMONG THE LARGEST IN THE CITY WITH A VERY LARGE LOT.

Subject Photo Page

Borrower	REWOOD HOLDINGS LLC			
Property Address	130 S Sunset Canyon Dr			·
City	Burbank	County Los angeles	State CA	Zip Code 91501-1102
Lender/Client	WEDGEWOOD INC			



Subject Front

130 S Sunset Canyon Dr

Sales Price

Gross Living Area 2,726 Total Rooms Total Bedrooms Total Bathrooms 2.1 Location A;BsyRd; View N;Res; Site 21000 sf Quality Q4 Age 73



OLD MLS PHOTO



Subject Street

Comparable Photo Page

Borrower	REWOOD HOLDINGS LLC			
Property Address	130 S Sunset Canyon Dr			·
City	Burbank	County Los angeles	State CA	Zip Code 91501-1102
Lender/Client	WEDGEWOOD INC			



Comparable 1

1069 E Grinnell Dr

Prox. to Subject 0.62 miles NW Sale Price 1,500,000 Gross Living Area 2,971 Total Rooms 8 Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; View N;Res; Site 7850 sf Quality Q4 Age 82



Comparable 2

1035 E Valencia Ave

Prox. to Subject 0.50 miles SE Sale Price 1,450,000 Gross Living Area 2,277 Total Rooms Total Bedrooms Total Bathrooms 3.0 Location N;Res; View N;Res; Site 5930 sf Quality Q4 Age 65



Comparable 3

926 E Verdugo Ave

Prox. to Subject 0.34 miles \$ Sale Price 1,575,000 Gross Living Area 2,376 Total Rooms Total Bedrooms 3 Total Bathrooms 2.0 Location A;BsyRd; View N;Res; Site 9757 sf Quality Q4 Age 99

Comparable Photo Page

Borrower	REWOOD HOLDINGS LLC			
Property Address	130 S Sunset Canyon Dr			
City	Burbank	County Los angeles	State CA	Zip Code 91501-1102
Lender/Client	WEDGEWOOD INC			



Comparable 4

1030 E Grinnell Dr

Prox. to Subject 0.60 miles NW Sale Price 1,590,000 Gross Living Area 2,508 Total Rooms Total Bedrooms 3 Total Bathrooms 3.0 Location N;Res; View N;Res; Site 8353 sf Quality Q4 Age 27



Comparable 5

1007 E Verdugo Ave

Prox. to Subject 0.26 miles S Sale Price 1,823,000 Gross Living Area 2,732 Total Rooms Total Bedrooms Total Bathrooms 2.0 Location A;BsyRd; View N;Res; Site 15500 sf Quality Q4 Age 97



Comparable 6

712 N Bel Aire Dr

Prox. to Subject 0.60 miles W Sale Price 1,500,000 Gross Living Area 2,354 Total Rooms Total Bedrooms 3 Total Bathrooms 3.0 Location A;BsyRd; View N;Res; Site 10436 sf Quality Q4 Age 81

53213 File No. **2304-09**

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

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.

Ω4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
Α	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk AdjPwr	Adjacent to Park	Location
ArmLth	Adjacent to Power Lines Arms Length Sale	Location Sale or Financing Concessions
AT	Attached Structure	Design (Style)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
С	Contracted Date	Date of Sale/Time
Cash	Cash Commercial Influence	Sale or Financing Concessions Location
Comm	Conventional	Sale or Financing Concessions
Ср	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway Series Pete	Garage/Carport
e Fototo	Expiration Date	Date of Sale/Time
Estate FHA	Estate Sale Federal Housing Authority	Sale or Financing Concessions Sale or Financing Concessions
	Garage	Garage/Carport
g 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 Mtn	Mid-rise Mountain View	Design (Style) View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
ор	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res RH	Residential USDA - Rural Housing	Location & View 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
Woods	Walk Out Basement	Basement & Finished Rooms Below Grade View
Woods Wtr	Woods View Water View	View
WtrFr	Water Frontage	Location
Wu	Walk Up Basement	Basement & Finished Rooms Below Grade
- · · ·		



BUREAU OF REAL ESTATE APPRAISERS REAL ESTATE APPRAISER LICENSE

Business, Consumer Services & Housing Agency

Joseph P. Baldino

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

"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 001957

Effective Date:
Date Expires:

February 13, 2023 February 12, 2025

Loretta Dillon, Deputy Bureau Chief, BREA





LIA Administrators & Insurance Services APPRAISAL AND VALUATION PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY

(A stock insurance company herein called the "Company")
175 Capitol Blvd. Suite 100
Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
02/23/2023	AAI006008-08	AAI006008-07

THIS IS A **CLAIMS** MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

Item

1. Customer ID: 168108 Named Insured: BALDINO, JOSEPH P. 3101 Mesa Verde Dr. Burbank, CA 91504	
2. Policy Period: From: 04/04/2023 To: 04/04/2024 12:01 A M Standard Time at the address stated in 1 above.	
3. Deductible: \$1,000 Each Claim	-
4. Retroactive Date: 06/05/2000	
5. Inception Date: 04/04/2016	
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$2,000,000 Aggregate	
7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652	
8. Annual Premium: \$1,087.00	
9. Forms attached at issue: LIA002 (12/14) LIA CA (11/LIA021 (10/14) LIA143 (10/14)	14) LIA012 (12/14) LIA018 (10/14)
This Declarations Page, together with the completed and signed Policy the Policy shall constitute the contract between the Named Insured and	
02/22/2023	(K 1.) .e
Date By	Authorized Signature
LIA-001 (12/14)	Aspen American Insurance Company

PUBLIC RECORDS

4/17/23, 3:20 PM Property Detail Printout



County Last Updated: 04/06/2023

Property Location

Address: 130 S SUNSET CANYON DR

City: BURBANK Single Family Use Code:

Zip: 91501-1102 County: Los Angeles

APN#: 5608-028-016

Census Tract: 3101.00

Zone: BUR1*

Tract: VILLA LTS

Residence

Map Page/Grid: 533/ J5

Tax Amount: 17,097.29

Total Assessed Value: 1,543,968 Percent Improvement: 0.19

Tax Year / Assessor Year: 2022 / 2022

Current Owner Information

Current Owner: AVETISYAN, DIANA

Owner Address: 130 S SUNSET CANYON DR

City, State, Zip: BURBANK, CA, 91501-1102

Owner Occupied: Yes

Last Transaction: 05/11/2018

Deed Type: quitclaim/deed of trust

Amount:

Document: 0000465894

Last Sale Information

Transferred From: HULETT, STEVEN R & JANETTE C

Document Type: grant deed/deed of trust

Seller Address:

05/11/2018 / Recording / Sale Date:

Prior Recording / 03/31/1994 / Sale Date:

Most Recent Sale Price: 1,440,000

Prior Sale Price: 317,500

Document Number: 0000465895

Prior Document No.: 0000635235

Prior Document Type: grant deed/deed of trust

Lender Information

Lender:

Full/Partial: F

Loan Amount / 2nd Trust Deed:

Loan Type: conventional

Physical Information

Building Area: 2,726

of Bedrooms: 3

Lot Size Sqft / 22,713 /

Additional: 0

of Bathrooms: 3.00

Acreage: 0.52 Year Built / Effective: 1950 / 0

Garage: 0

of Stories: 1

Heating: Central

First Floor: 0

Total Rooms: 9

Cooling:

Second Floor: 0 Third Floor: 0

of Units: 0 Garage/Carport: Garage

Roof Type: Construction/Quality: / 0

Basement Finished: 0 Basement Unfinished: 0

Fireplaces: 0 Pool/Spa: Yes

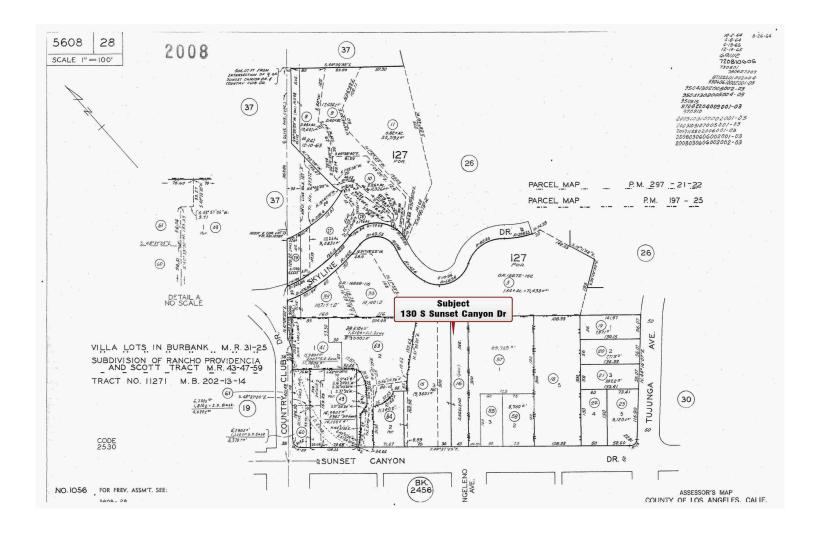
Building Shape: View:

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https://www.parcelquestappraise.com/Search/Property_Detail_Report.aspx?PID=31877410&FIPS=06037

1/1

PLAT MAP



CMA - Page 1

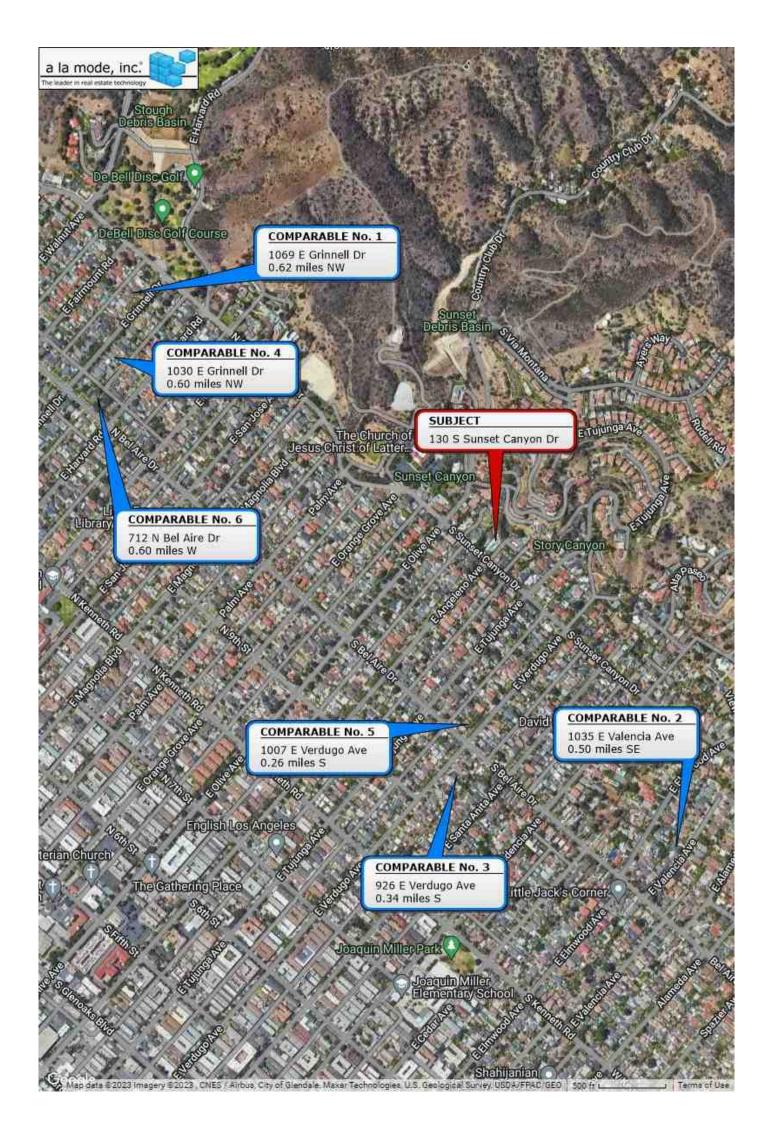
				Br/Ba	1	Sqft	LSqft	List Price	S	old Price	\$/Sqft
Total Listings: 21 Total on Market: 2 Sold/Exp Ratio: 0.00			Maximui Minimun Average Median:	n: 3/2		3,200 2,259 2,602 2,487	15,500 5,930 8,844 8,353	\$2,395,000 \$1,100,000 \$1,655,33 \$1,649,000) \$ 3 \$	1,825,000 1,315,000 1,580,177 1,548,750	\$997.92 \$437.19 \$643.94 \$636.80
Active											
Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Pric
701 University AV 200 S Sunset Canyon DR	BBK BBK	1951 2023	STD STD	04/04/2023 03/28/2023	3 4	3 4	6/6 18/74	2,350 2,400	7,015 6,000	\$721.28 \$997.92	\$1,695,0 \$2,395,0
				Maximum:	4/	4	74	2,400	7,015	\$997.92	\$2,395,0
				Minimum:	3	3	6	2,350	6,000	\$721.28	\$1,695,0
				Average:	4	4	40	2,375	6,508	\$859.60	\$2,045,0
				Median:	4	4	40	2,375	6,508	\$859.60	\$2,045,0
Active Under Contract											
Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Pr
820 E Valencia AV	ввк	2007	STD	03/24/2023	4	4	101/101	3,110	9,120	\$707.40	\$2,200,0
					Owner	2000					
				Maximum:	- 1	4	101	3,110	9,120	\$707.40	
				Minimum:	4	4	101	3,110	9,120	\$707.40	\$2,200,0
					- 1						\$2,200,0 \$2,200,0
Closed				Minimum: Average:	4	4 4	101 101	3,110 3,110	9,120 9,120	\$707.40 \$707.40	\$2,200,0 \$2,200,0
Closed Address	City	YrBuilt	Sale Type	Minimum: Average:	4	4 4	101 101	3,110 3,110	9,120 9,120	\$707.40 \$707.40	\$2,200,0 \$2,200,0 \$2,200,0
	City BBK	YrBuilt	Sale Type	Minimum: Average: Median:	4 4 4	4 4 4	101 101 101	3,110 3,110 3,110 Sqft	9,120 9,120 9,120	\$707.40 \$707.40 \$707.40	\$2,200,0 \$2,200,0 \$2,200,0
Address	- 3		Sale Type STD	Minimum: Average: Median: COE Date	4 4 4 Br	4 4 4 Bath	101 101 101	3,110 3,110 3,110 Sqft	9,120 9,120 9,120 LSqft	\$707.40 \$707.40 \$707.40	\$2,200,0 \$2,200,0 \$2,200,0 Pr \$1,315,0
Address 1000 N Kenneth RD	ввк	1949	15%	Minimum: Average: Median: COE Date 04/22/2022	4 4 4 Br 4	4 4 4 Bath 3	101 101 101 CDOM	3,110 3,110 3,110 3,110 Sqft 2,303	9,120 9,120 9,120 120 LSqft	\$707.40 \$707.40 \$707.40 \$ /Sqft \$570.99	\$2,200,0 \$2,200,0 \$2,200,0 Pr \$1,315,0 \$1,399,0
Address 1000 N Kenneth RD 836 E Orange Grove AV	BBK BBK	1949 1941	STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022	4 4 4 Br 4 5	4 4 4 Bath 3 2	101 101 101 CDOM	3,110 3,110 3,110 3,110 Sqft 2,303 3,200	9,120 9,120 9,120 11,060 7,657	\$707.40 \$707.40 \$707.40 \$707.40 \$/Sqft \$570.99 \$437.19	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 Pr \$1,315,0 \$1,399,0 \$1,450,0
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV	BBK BBK BBK	1949 1941 1958	STD STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023	4 4 4 Br 4 5 4	4 4 4 Bath 3 2 3	101 101 101 CDOM 7/7 7/7 13/13	3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100	9,120 9,120 9,120 LSqft 11,060 7,657 5,930	\$707.40 \$707.40 \$707.40 \$ /Sqft \$570.99 \$437.19 \$636.80	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$1,315,0 \$1,399,0 \$1,450,0 \$1,470,0
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT	BBK BBK BBK BBK	1949 1941 1958 1980	STD STD STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/05/2022	4 4 4 8 8 4 5 4 4	4 4 4 8 8 8 8 3 2 3 3 3	101 101 101 CDOM 7/7 7/7 13/13 12/12	3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100	9,120 9,120 9,120 9,120 LSqft 11,060 7,657 5,930 7,426	\$707.40 \$707.40 \$707.40 \$707.40 \$/Sqft \$570.99 \$437.19 \$636.80 \$474.19	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$1,315,0 \$1,315,0 \$1,450,0 \$1,470,0 \$1,500,0
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT 526 E Fairmount RD	BBK BBK BBK BBK	1949 1941 1958 1980 1940	STD STD STD STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/05/2022 08/26/2022	4 4 4 8 8 4 4 4 4	4 4 4 8 8 8 8 3 2 3 3 3 3 3	101 101 101 CDOM 7/7 7/7 13/13 12/12 0/8	3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100 2,579	9,120 9,120 9,120 11,060 7,657 5,930 7,426 10,132	\$707.40 \$707.40 \$707.40 \$ /Sqft \$570.99 \$437.19 \$636.80 \$474.19 \$581.62	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$1,315,0 \$1,399,0 \$1,450,0 \$1,470,0 \$1,500,0 \$1,500,0
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT 526 E Fairmount RD 1035 Vista Grande ST	BBK BBK BBK BBK BBK	1949 1941 1958 1980 1940 1980	STD STD STD STD STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/05/2022 08/26/2022 01/03/2023	8r 4 5 4 4 4 4	### 4 ### ### ### ### ### ### ### ### #	101 101 101 CDOM 7/7 7/7 13/13 12/12 0/8 5/569	3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100 2,579 2,980 2,971	9,120 9,120 9,120 11,060 7,657 5,930 7,426 10,132 8,286	\$707.40 \$707.40 \$707.40 \$ /Sqft \$570.99 \$437.19 \$636.80 \$474.19 \$581.62 \$503.36	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$1,315,0 \$1,399,0 \$1,450,0 \$1,500,0 \$1,500,0 \$1,500,0
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT 526 E Fairmount RD 1035 Vista Grande ST 1069 E Grinnell DR	BBK BBK BBK BBK BBK BBK BBK	1949 1941 1958 1980 1940 1980 1941	STD STD STD STD STD STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/05/2022 08/26/2022 01/03/2023 01/26/2023	8 Br 4 5 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	8 Bath 3 2 3 3 3 3 3 3 3 3	101 101 101 CDOM 7/7 7/7 13/13 12/12 0/8 5/569 69/69	3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100 2,579 2,980 2,971	9,120 9,120 9,120 11,060 7,657 5,930 7,426 10,132 8,286 7,850	\$707.40 \$707.40 \$707.40 \$ /Sqft \$570.99 \$437.19 \$636.80 \$474.19 \$581.62 \$503.36 \$504.88	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$1,315,0 \$1,399,0 \$1,450,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT 526 E Fairmount RD 1035 Vista Grande ST 1069 E Grinnell DR 712 N Bel Aire DR	BBK BBK BBK BBK BBK BBK BBK	1949 1941 1958 1980 1940 1980 1941 1942	STD STD STD STD STD STD STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/05/2022 08/26/2022 01/03/2023 01/26/2023 11/29/2022	8 Br 4 5 4 4 4 4 4 3 3	8 Bath 3 2 3 3 3 3 3 3 3 3 3 3	101 101 101 CDOM 7/7 7/7 13/13 12/12 0/8 5/569 69/69 33/124	3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100 2,579 2,980 2,971 2,354	9,120 9,120 9,120 9,120 LSqft 11,060 7,657 5,930 7,426 10,132 8,286 7,850 10,436	\$707.40 \$707.40 \$707.40 \$707.40 \$/Sqft \$570.99 \$437.19 \$636.80 \$474.19 \$581.62 \$503.36 \$504.88 \$637.21	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$1,315,0 \$1,315,0 \$1,450,0 \$1,470,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,522,5
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT 526 E Fairmount RD 1035 Vista Grande ST 1069 E Grinnell DR 712 N Bel Aire DR 1019 Cornell DR	BBK BBK BBK BBK BBK BBK BBK BBK	1949 1941 1958 1980 1940 1980 1941 1942 1954	STD STD STD STD STD STD STD STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/05/2022 08/26/2022 01/03/2023 01/26/2023 11/29/2022 11/01/2022	Br 4 5 4 4 4 4 4 3 3 3	### ### ### ### ### ### ### ### ### ##	101 101 101 7/7 7/7 13/13 12/12 0/8 5/569 69/69 33/124 7/7	3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100 2,579 2,980 2,971 2,354 2,487	9,120 9,120 9,120 9,120 LSqft 11,060 7,657 5,930 7,426 10,132 8,286 7,850 10,436 8,847	\$707.40 \$707.40 \$707.40 \$707.40 \$/Sqft \$570.99 \$437.19 \$636.80 \$474.19 \$581.62 \$503.36 \$504.88 \$637.21 \$612.18	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$1,315,0 \$1,315,0 \$1,450,0 \$1,470,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,505,0
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT 526 E Fairmount RD 1035 Vista Grande ST 1069 E Grinnell DR 712 N Bel Aire DR 1019 Cornell DR	BBK BBK BBK BBK BBK BBK BBK BBK BBK	1949 1941 1958 1980 1940 1980 1941 1942 1954	STD STD STD STD STD STD STD STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/05/2022 08/26/2022 01/03/2023 01/26/2023 11/29/2022 11/01/2022 01/23/2023	Br 4 5 4 4 4 4 4 3 3 3 3	### ### ### ### ### ### ### ### ### ##	101 101 101 7/7 7/7 13/13 12/12 0/8 5/569 69/69 33/124 7/7 48/48	3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100 2,579 2,980 2,971 2,354 2,487 2,376	9,120 9,120 9,120 9,120 LSqft 11,060 7,657 5,930 7,426 10,132 8,286 7,850 10,436 8,847 9,757	\$707.40 \$707.40 \$707.40 \$707.40 \$/Sqft \$570.99 \$437.19 \$636.80 \$474.19 \$581.62 \$503.36 \$504.88 \$637.21 \$612.18 \$662.88	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$1,315,0 \$1,450,0 \$1,450,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,505,0 \$1,575,0 \$1,575,0
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT 526 E Fairmount RD 1035 Vista Grande ST 1069 E Grinnell DR 712 N Bel Aire DR 1019 Cornell DR 926 E Verdugo AV 1030 E Grinnell DR	BBK BBK BBK BBK BBK BBK BBK BBK BBK	1949 1941 1958 1980 1940 1980 1941 1942 1954 1924	STD STD STD STD STD STD STD STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/26/2022 01/03/2023 01/26/2023 11/29/2022 11/01/2022 01/23/2023 01/27/2023	Br 4 5 4 4 4 4 3 3 3 3 3 3	### A #### A ### A #### A ### A ##### A #### A #### A #### A ######	101 101 101 7/7 7/7 13/13 12/12 0/8 5/569 69/69 33/124 7/7 48/48 111/111	3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100 2,579 2,980 2,971 2,354 2,487 2,376 2,508	9,120 9,120 9,120 9,120 LSqft 11,060 7,657 5,930 7,426 10,132 8,286 7,850 10,436 8,847 9,757 8,353	\$707.40 \$707.40 \$707.40 \$707.40 \$/Sqft \$570.99 \$437.19 \$636.80 \$474.19 \$581.62 \$503.36 \$504.88 \$637.21 \$612.18 \$662.88 \$633.97	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$1,315,0 \$1,399,0 \$1,450,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,575,0 \$1,575,0 \$1,600,0 \$1,600,0
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT 526 E Fairmount RD 1035 Vista Grande ST 1069 E Grinnell DR 712 N Bel Aire DR 1019 Cornell DR 926 E Verdugo AV 1030 E Grinnell DR 942 University AV	BBK BBK BBK BBK BBK BBK BBK BBK BBK	1949 1941 1958 1980 1940 1980 1941 1942 1954 1924 1996	STD STD STD STD STD STD STD STD STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/05/2022 08/26/2022 01/03/2023 01/26/2023 11/29/2022 11/01/2022 01/23/2023 01/27/2023 07/29/2022	Br 4 5 4 4 4 4 3 3 3 3 3 4	### A #### A ### A #### A ### A ##### A #### A #### A #### A ######	101 101 101 7/7 7/7 13/13 12/12 0/8 5/569 69/69 33/124 7/7 48/48 111/111 5/5	3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100 2,579 2,980 2,971 2,354 2,487 2,376 2,508 2,585	9,120 9,120 9,120 9,120 LSqft 11,060 7,657 5,930 7,426 10,132 8,286 7,850 10,436 8,847 9,757 8,353 7,184	\$707.40 \$707.40 \$707.40 \$707.40 \$570.99 \$437.19 \$636.80 \$474.19 \$581.62 \$503.36 \$504.88 \$637.21 \$612.18 \$662.88 \$633.97 \$618.96	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$1,315,0 \$1,399,0 \$1,450,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,575,0 \$1,575,0 \$1,600,0 \$1,630,0
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT 526 E Fairmount RD 1035 Vista Grande ST 1069 E Grinnell DR 712 N Bel Aire DR 1019 Cornell DR 926 E Verdugo AV 1030 E Grinnell DR 942 University AV 825 N Sunset Canyon DR	BBK BBK BBK BBK BBK BBK BBK BBK BBK BBK	1949 1941 1958 1980 1940 1980 1941 1942 1954 1924 1996 1951	STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/05/2022 08/26/2022 01/03/2023 01/26/2023 11/29/2022 11/01/2022 01/23/2023 01/27/2023 07/29/2022 06/17/2022	Br 4 5 4 4 4 4 3 3 3 3 3 4 4	### ### ### ### ### ### ### ### ### ##	101 101 101 7/7 7/7 13/13 12/12 0/8 5/569 69/69 33/124 7/7 48/48 111/111 5/5 47/47	3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100 2,579 2,980 2,971 2,354 2,487 2,376 2,508 2,585 2,412	9,120 9,120 9,120 9,120 LSqft 11,060 7,657 5,930 7,426 10,132 8,286 7,850 10,436 8,847 9,757 8,353 7,184 7,850	\$707.40 \$707.40 \$707.40 \$707.40 \$570.99 \$437.19 \$636.80 \$474.19 \$581.62 \$503.36 \$504.88 \$637.21 \$612.18 \$662.88 \$633.97 \$618.96 \$675.79	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$1,315,0 \$1,399,0 \$1,450,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,600,0 \$1,600,0 \$1,600,0 \$1,600,0 \$1,700,0
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT 526 E Fairmount RD 1035 Vista Grande ST 1069 E Grinnell DR 712 N Bel Aire DR 1019 Cornell DR 926 E Verdugo AV 1030 E Grinnell DR 942 University AV 825 N Sunset Canyon DR 614 Bethany RD	BBK BBK BBK BBK BBK BBK BBK BBK BBK BBK	1949 1941 1958 1980 1940 1980 1941 1942 1954 1924 1996 1951 1937	STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/05/2022 08/26/2022 01/03/2023 01/26/2023 11/29/2022 11/01/2022 01/23/2023 01/27/2023 07/29/2022 06/17/2022	Br 4 5 4 4 4 4 3 3 3 3 4 4 3	### ### ### ### ### ### ### ### ### ##	101 101 101 101 7/7 7/7 13/13 12/12 0/8 5/569 69/69 33/124 7/7 48/48 111/111 5/5 47/47 17/17	3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100 2,579 2,980 2,971 2,354 2,487 2,376 2,508 2,585 2,412 2,432	9,120 9,120 9,120 9,120 LSqft 11,060 7,657 5,930 7,426 10,132 8,286 7,850 10,436 8,847 9,757 8,353 7,184 7,850 9,620	\$707.40 \$707.40 \$707.40 \$707.40 \$570.99 \$437.19 \$636.80 \$474.19 \$581.62 \$503.36 \$504.88 \$637.21 \$612.18 \$662.88 \$633.97 \$618.96 \$675.79 \$699.01	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$1,315,0 \$1,399,0 \$1,450,0 \$1,500,0 \$1,
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT 526 E Fairmount RD 1035 Vista Grande ST 1069 E Grinnell DR 712 N Bel Aire DR 1019 Cornell DR 926 E Verdugo AV 1030 E Grinnell DR 942 University AV 825 N Sunset Canyon DR 614 Bethany RD	BBK BBK BBK BBK BBK BBK BBK BBK BBK BBK	1949 1941 1958 1980 1940 1980 1941 1942 1954 1924 1996 1951 1937 1951	STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/05/2022 01/03/2023 01/26/2023 11/29/2022 11/01/2022 01/23/2023 01/27/2023 07/29/2022 06/17/2022 10/12/2022 08/12/2022	Br 4 5 4 4 4 4 4 3 3 3 3 4 4 4 3 3 3	### A #### A ### A #### A ### A ##### A #### A #### A #### A ######	101 101 101 101 7/7 7/7 13/13 12/12 0/8 5/569 69/69 33/124 7/7 48/48 111/111 5/5 47/47 17/17	3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100 2,579 2,980 2,971 2,354 2,487 2,376 2,508 2,585 2,412 2,432 2,432 2,880 2,348	9,120 9,120 9,120 9,120 LSqft 11,060 7,657 5,930 7,426 10,132 8,286 7,850 10,436 8,847 9,757 8,353 7,184 7,850 9,620 8,731	\$707.40 \$707.40 \$707.40 \$707.40 \$570.99 \$437.19 \$636.80 \$474.19 \$581.62 \$503.36 \$504.88 \$637.21 \$612.18 \$662.88 \$633.97 \$618.96 \$675.79 \$699.01 \$605.56	\$2,200,6 \$2,200,6 \$2,200,6 \$2,200,6 \$2,200,6 \$1,315,6 \$1,399,6 \$1,470,6 \$1,500,6 \$1,500,6 \$1,500,6 \$1,500,6 \$1,575,6 \$1,575,6 \$1,600,6 \$1,630,6 \$1,700,6 \$1,744,6 \$1,800,6
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT 526 E Fairmount RD 1035 Vista Grande ST 1069 E Grinnell DR 712 N Bel Aire DR 1019 Cornell DR 926 E Verdugo AV 1030 E Grinnell DR 942 University AV 825 N Sunset Canyon DR 614 Bethany RD 1015 Bethany RD 1045 E Grinnell DR	BBK BBK BBK BBK BBK BBK BBK BBK BBK BBK	1949 1941 1958 1980 1940 1980 1941 1942 1954 1924 1996 1951 1937 1951	STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/05/2022 01/03/2023 01/26/2023 11/29/2022 11/01/2022 01/23/2023 07/29/2022 06/17/2022 10/12/2022 08/12/2022 08/12/2022	Br 4 5 4 4 4 4 3 3 3 3 3 4 4 3 3 3 3	### A #### A ### A #### A ### A ##### A #### A #### A #### A #### A ######	101 101 101 101 7/7 7/7 13/13 12/12 0/8 5/569 69/69 33/124 7/7 48/48 111/111 5/5 47/47 17/17 12/12 37/37	3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100 2,579 2,980 2,971 2,354 2,487 2,376 2,508 2,585 2,412 2,432 2,880 2,348 2,732	9,120 9,120 9,120 9,120 LSqft 11,060 7,657 5,930 7,426 10,132 8,286 7,850 10,436 8,847 9,757 8,353 7,184 7,850 9,620 8,731 7,850	\$707.40 \$707.40 \$707.40 \$707.40 \$570.99 \$437.19 \$636.80 \$474.19 \$581.62 \$503.36 \$504.88 \$637.21 \$662.88 \$633.97 \$618.96 \$675.79 \$699.01 \$605.56 \$766.61	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$1,315,0 \$1,399,0 \$1,470,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,575,0 \$1,600,0 \$1,630,0 \$1,700,0 \$1,744,0 \$1,800,0 \$1,822,6
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT 526 E Fairmount RD 1035 Vista Grande ST 1069 E Grinnell DR 712 N Bel Aire DR 1019 Cornell DR 926 E Verdugo AV 1030 E Grinnell DR 942 University AV 825 N Sunset Canyon DR 614 Bethany RD 1015 Bethany RD 1045 E Grinnell DR	BBK BBK BBK BBK BBK BBK BBK BBK BBK BBK	1949 1941 1958 1980 1940 1980 1941 1942 1954 1924 1996 1951 1937 1957 1941	STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/26/2022 01/03/2023 01/26/2023 11/29/2022 11/01/2022 01/23/2023 07/29/2022 06/17/2022 10/12/2022 08/12/2022 07/19/2022 12/16/2022 11/03/2022 Maximum:	Br 4 5 4 4 4 4 4 3 3 3 3 4 4 3 3 3 4 5 5	### A #### A ### A #### A ### A ##### A #### A #### A #### A ######	101 101 101 101 7/7 7/7 13/13 12/12 0/8 5/569 69/69 33/124 7/7 48/48 111/111 5/5 47/47 17/17 12/12 37/37 34/34 7/7	3,110 3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100 2,579 2,980 2,971 2,354 2,487 2,376 2,508 2,585 2,412 2,432 2,880 2,348 2,732 2,259 3,200	9,120 9,120 9,120 9,120 11,060 7,657 5,930 7,426 10,132 8,286 7,850 10,436 8,847 9,757 8,353 7,184 7,850 9,620 8,731 7,850 15,500 11,114	\$707.40 \$707.40 \$707.40 \$707.40 \$570.99 \$437.19 \$636.80 \$474.19 \$581.62 \$503.36 \$504.88 \$637.21 \$612.18 \$662.88 \$633.97 \$618.96 \$675.79 \$699.01 \$605.56 \$766.61 \$667.16 \$807.88	\$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$2,200,0 \$1,315,0 \$1,399,0 \$1,450,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,500,0 \$1,600,0 \$1,630,0 \$1,700,0 \$1,744,0 \$1,800,0 \$1,822,0 \$1,825,0
Address 1000 N Kenneth RD 836 E Orange Grove AV 1035 E Valencia AV 440 S Gibson CT 526 E Fairmount RD 1035 Vista Grande ST 1069 E Grinnell DR 712 N Bel Aire DR 1019 Cornell DR 926 E Verdugo AV 1030 E Grinnell DR 942 University AV 825 N Sunset Canyon DR 614 Bethany RD 1015 Bethany RD 1045 E Grinnell DR	BBK BBK BBK BBK BBK BBK BBK BBK BBK BBK	1949 1941 1958 1980 1940 1980 1941 1942 1954 1924 1996 1951 1937 1957 1941	STD	Minimum: Average: Median: COE Date 04/22/2022 12/15/2022 04/14/2023 08/05/2022 08/26/2022 01/03/2023 11/29/2022 11/01/2022 01/23/2023 01/27/2023 07/29/2022 06/17/2022 10/12/2022 08/12/2022 07/19/2022 12/16/2022 11/03/2022	Br 4 5 4 4 4 4 4 3 3 3 3 4 4 3 3 3 4 4 3	### A #### A ### A #### A ### A #### A #### A #### A #### A #### A ######	101 101 101 101 7/7 7/7 13/13 12/12 0/8 5/569 69/69 33/124 7/7 48/48 111/111 5/5 47/47 17/17 12/12 37/37 34/34 7/7	3,110 3,110 3,110 3,110 3,110 Sqft 2,303 3,200 2,277 3,100 2,579 2,980 2,971 2,354 2,487 2,376 2,508 2,585 2,412 2,432 2,880 2,348 2,732 2,259	9,120 9,120 9,120 9,120 11,060 7,657 5,930 7,426 10,132 8,286 7,850 10,436 8,847 9,757 8,353 7,184 7,850 9,620 8,731 7,850 15,500 11,114	\$707.40 \$707.40 \$707.40 \$707.40 \$707.40 \$570.99 \$437.19 \$636.80 \$474.19 \$581.62 \$503.36 \$504.88 \$637.21 \$612.18 \$662.88 \$633.97 \$618.96 \$675.79 \$699.01 \$605.56 \$766.61 \$667.16 \$807.88	

Residential Quick CMA Page 1 of 2

Printed By Joseph Baldino CalBRE: AR001957 on 4/17/23

Location Map

Borrower	REWOOD HOLDINGS LLC			
Property Address	130 S Sunset Canyon Dr			
City	Burbank	County Los angeles	State CA	Zip Code 91501-1102
Lender/Client	WEDGEWOOD INC			



AERIAL PHOTO

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