Exterior-Only Inspection Residential Appraisal Report 53791 File # 34257269

_	The purpos	se of this su	ımmary appraisal rep	ort is to prov	vide the lender/c	lient with ar	accurate.	and adequat	elv sui	ipported, op	inion of the	e market value	e of the subject	ct property.
			12 Onteora Way	на на рег				Los Ange		-		State CA	Zip Code 90	
					O	of Dublic De-								ıu n I
			Holdings LLC	ND == :::		of Public Rec		wood Hol	aings	LLC		County Los	Angeles	
	Legal Desc		=5488 LOT 15 A	ND TR NO	10368 W 20	FT OF LO								
	Assessor's		5683-025-034					ear 2022				R.E. Taxes \$		
늣			Eagle Rock				Мар	Reference	N/A			Census Tract	1813.00	
SUBJECT	Occupant	X Owner	Tenant Va	cant	Specia	l Assessment	\$\$ 0			PU	D HOA\$	6 0	per year	per month
é	Property Ri	Rights Appraise	d X Fee Simple	Leaseho	old Other	(describe)								
ร	Assignmen		Purchase Transaction		ance Transaction		r (describe)	Servicin	n					
	Lender/Clie		ewood Inc							Suite 10	n Redon	do Beach, 0	^Δ Q0278	
	-		irrently offered for sale	or has it hoon								uo beacii, c	Yes X No	
							niuis prior it	uic ciiccuve	uale oi	i illis appiais	iai:		163 🔼 110	
	Report data	a source(s) us	ed, offering price(s), a	iu date(s).	CRMLS/R	ealist.								
	I did		analyze the contract fo	r sale for the su	ubject purchase tra	ansaction. Exp	lain the resu	lts of the anal	lysis of	f the contract	for sale or v	why the analysis	s was not	
	performed.													
ဌ	1													
CONTRACT	Contract Pr	rice \$	Date of Co	ntract	Is the	property sell	er the owner	of public reco	ord?	Yes	☐ No D	ata Source(s)		
툿	Is there an	y financial assi	stance (loan charges,	sale concessio	ns, gift or downpa	yment assista	nce, etc.) to	be paid by ar	ny party	y on behalf o	f the borrow	er?	Y	es No
Ιō	If Yes rend		lar amount and descri			,	, , , , ,	,	, i	,				
	11 100, 1000	ort tilo total dol	iai amount and dooon	or the items to	bo paid:									
	Note: D-	o on al #L '	ol composition of the	nolabbank.	od ove met = '	ool feeter-								
	Note: Rac		al composition of th		ou are not apprais									
			hood Characteristics			One-U	nit Housing					nit Housing		and Use %
	Location	Urban	X Suburban	Rural	Property Values	Increas	ing 🔀	Stable	De	eclining	PRICE	AGE	One-Unit	85 %
	Built-Up	Over 75%	25-75%	Under 25%	Demand/Supply	Shortag	je 🗙	In Balance	O (ver Supply	\$ (000)	(yrs)	2-4 Unit	5 %
BORHOOD	Growth	Rapid	X Stable	Slow	Marketing Time	▼ Under		3-6 mths		ver 6 mths	1,200	Low 30	Multi-Family	5 %
皇		ood Boundarie:			th of Ventura						.,	High 135	Commercial	5 %
윉					ui oi ventura	riwy (134), west or	rigueroa	St, HC	טוווטו	,	•	Other	
			of Glendale Frw								1,205	Pred. 80	Other	%
NEIGH	iveignborno	ood Description	See attache	ed addenda										
뿔														
	Market Cor	nditions (includ	ling support for the ab	ove conclusions	s) See	attached a	ddenda.							
	i													
	Dimension:	See Atta	ched Plat Map		Area	6609 sf		Sha	ipe Iri	regular		View N	I;Res;	
		oning Classifica				ng Description	Single						, ,	
		mpliance 🔀		nconformina (6	Grandfathered Use			Illegal (descri		itidi				
			se of subject property	- ,				- ,		\sim	Yes	No If No, de	ecriba	
	15 the myne	וניטנ מווע טכטנ ענ	se or subject property	as improveu (or	as proposed per	pians and spe	cilications)	ne present us) U		169	i ivo ii ivo, ue	SCHDE	
		5.11	011 (1 11)				/I " \			011 11 1			5.11	
	Utilities		Other (describe)				r (describe)			Off-site Impr		Гуре	Public	Private
SITE	Electricity	\bowtie				Y				Street Asp	halt		\bowtie	
	Gas					X [
S		X			Sanitary Sewer	X			P	Alley Non				
S	FEMA Spec	cial Flood Haza		⋈ No FE	Sanitary Sewer EMA Flood Zone	X X	FEMA I		P			FEMA Maj	Date 09/26	2008
S	FEMA Spec Are the utili	cial Flood Haza lities and off-si	te improvements typic	No FE	Sanitary Sewer EMA Flood Zone et area?	X X X Yes	No If N	o, describe	037C	Alley Non 1375F			Date 09/26	
S	FEMA Spec Are the utili	cial Flood Haza lities and off-si		No FE	Sanitary Sewer EMA Flood Zone et area?	X X X Yes	No If N	o, describe	037C	Alley Non 1375F	e	FEMA Ma _l		
S	FEMA Spec Are the utili	cial Flood Haza lities and off-si	te improvements typic	No FE	Sanitary Sewer EMA Flood Zone et area?	X X X Yes	No If N	o, describe	037C	Alley Non 1375F	e		Date 09/26	
S	FEMA Spec Are the utili	cial Flood Haza lities and off-si	te improvements typic	No FE	Sanitary Sewer EMA Flood Zone et area?	X X X Yes	No If N	o, describe	037C	Alley Non 1375F	e		Date 09/26	
S	FEMA Spec Are the utili	cial Flood Haza lities and off-si	te improvements typic	No FE	Sanitary Sewer EMA Flood Zone et area?	X X X Yes	No If N	o, describe	037C	Alley Non 1375F	e		Date 09/26	
S	FEMA Spec Are the utili Are there a	cial Flood Haza lities and off-si any adverse site	te improvements typic e conditions or externa	No FE al for the marke I factors (easer	Sanitary Sewer EMA Flood Zone et area? ments, encroachm	X X Yes ents, environr	No If N	o, describe ions, land use	037C es, etc.)	Alley Non 1375F)?	e`	Yes 🔀 No	Date 09/26	е
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S	FEMA Spec Are the utili Are there a Source(s) I Other (cial Flood Haza lities and off-si any adverse site Used for Physi (describe) General De One One	te improvements typic e conditions or externa cal Characteristics of Online Mapping	No FE al for the marke I factors (easer	Sanitary Sewer EMA Flood Zone et area? ments, encroachm Appraisal Files eneral Description e Slab Craw	X X Yes [ents, environn s ML on	No If Nonental conditions S X Ass Data So Heat FWA [o, describe ions, land use essment and urce for Gros ing/Cooling HWBB	037C es, etc.)	Alley Non 1375F 1375F ecords g Area Firepla	Prior Insp Realist/Titmenities	Yes No	Do Date 09/26 If Yes, describ Property Owner Car Storage	e e
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There are 4 comparable	DIODELLIES CUITENTIV	offered for sale in	the subject neighborho	ood ranging in price	from \$ 1,275,000)	to \$ 1.7	99,000
					rice from \$ 1,200,0			2,100,000
FEATURE	SUBJECT		LE SALE # 1		BLE SALE # 2	100	COMPARA	LE SALE # 3
Address 5012 Onteora Wa	-	2424 Las Colina		4971 Wawona S	St		La Roda A	
Los Angeles, CA	90041	Los Angeles, CA	90041	Los Angeles, CA	A 90041	Los A	ingeles, CA	90041
Proximity to Subject		0.54 miles S		0.23 miles SW		0.96 r	miles E	
Sale Price	\$	0.0	\$ 1,220,000		\$ 1,200,000			\$ 1,295,000
	'	¢ 000 75 00 ft	Ψ 1,220,000		1,-11,111		240 40 00 ft	
· · · · · · · · · · · · · · · · · · ·	\$ sq.ft.			7 001.07 34		<u> </u>	343.10 sq.ft.	
Data Source(s)		CRMLS#SW230	16765;DOM 84	CRMLS#BB222	22377;DOM 8	CRMI	LS#V1-174	71;DOM 2
Verification Source(s)		Doc#345526		Doc#247327		Doc#8	847616	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment		SCRIPTION	+(-) \$ Adjustment
Sales or Financing	22001111 11011		· () • riajacanone		· () \$ / tajasansin	ArmL		· () + / tajastinone
· ·		ArmLth		ArmLth				
Concessions		Cash;0		Conv;0		Conv;		
Date of Sale/Time		s05/23;c05/23		s04/23;c03/23		s08/2	2;c08/22	
Location	N;Res;	N;Res;		N;Res;		N;Res	s:	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			Simple	
Site		•	22.400		0			7.400
	6609 sf	17733 sf	-33,400	6937 sf	0	8992		-7,100
View	N;Res;	N;Res;		N;Res;		N;Res	s;	
Design (Style)	DT2;Traditional	DT2;Traditional		DT1;Traditional	0	DT1;1	Traditional	0
Quality of Construction	Q4	Q4		Q4		Q4		
Actual Age		97	0	97	0	102		0
			0		0			U
Condition	C4	C4		C4		C4		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total	Bdrms. Baths	
Room Count	6 3 1.0	6 3 2.0	-5,000	6 3 1.0		5	2 1.0	0
Gross Living Area	1,857 sq.ft.	1,907 sq.ft.	0		+16,200		1,536 sq.ft.	
Basement & Finished		· ·	0	· · · · · · · · · · · · · · · · · · ·	110,200		1,000 04.16.	114,400
	0sf	0sf		0sf		0sf		
Rooms Below Grade								
Functional Utility	Average	Average		Average		Avera	age	
Heating/Cooling	FAU/Central	FAU/Central		FAU/None	+5,000			+5,000
					13,000			13,000
Energy Efficient Items	None	None		None		None		
Garage/Carport	2gd2dw	2dw	+6,000	2gd2dw		2gd2d	dw	
Porch/Patio/Deck	Patio/Porch	Patio/Porch		Patio/Porch		Patio/	/Porch	
Fireplace	1 FP	None	+5.000			1 FP		
			+ · · · · · · · · · · · · · · · · · · ·		50,000			
Amenities	None	Pool	-20,000	Guest Quarter	-50,000	None		
Net Adjustment (Total)			\$ -47,400	_ + X -	\$ -28,800		+	\$ 12,300
Adjusted Sale Price		Net Adj. 3.9 %		Net Adj. 2.4 %		Net Adj		
of Comparables		Gross Adj. 5.7 %						
			, ,		1,171,200	ui uss r	nuj. 2.0 /0	\$ 1,307,300
I 🔀 did 🗌 did not research t	he sale or transfer histo	ory of the subject prope	rty and comparable sale	es. If not, explain				
My research X did did r	not reveal any prior cale	e or transfers of the su	hiert property for the th	ree years prior to the e	effective date of this appr	raical		
IVIY 1636a1CII		S UI HAIISIGIS UI HIG SU	bject property for the th	iee years prior to the e	inective date of this appl	i aisai.		
Data Source(s) Realist/CR				vear prior to the date of	f sale of the comparable	sale.		
Data Source(s) Realist/CR	MLS not reveal any prior sale	s or transfers of the co	imparable sales for the j	your prior to the dute o				
Data Source(s) Realist/CR My research ☐ did 🔀 did r	not reveal any prior sale	s or transfers of the co	imparable sales for the y	, ou. p to the dute o	·			
Data Source(s) Realist/CR My research ☐ did 🔀 did r Data Source(s) Realist/CR	not reveal any prior sale MLS				(report additional prior		nage 3)	
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Data Source(s) Realist/CR My research ☐ did ☑ did r Data Source(s) Realist/CR Report the results of the research a	not reveal any prior sale MLS and analysis of the prior	sale or transfer history	of the subject property	and comparable sales	•	sales on		RABLE SALE #3
Data Source(s) Realist/CR My research did did did r Data Source(s) Realist/CR Report the results of the research a	not reveal any prior sale MLS and analysis of the prior	sale or transfer history	of the subject property	and comparable sales	•	sales on		RABLE SALE #3
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Freddie Mac Form 2055 March 2005

UAD Version 9/2011

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Intended Use:					
The intended use of this appraisal report is for the lender/client to evaluate				mortgage	e finance
transaction, unless indicated differently within the client requirement section	on below or in the Loan Pur	pose section	n above.		
Intended User:					
The Client listed and any others that may be identified by the client that co	ould have a need to rely on	the informat	ion contained in	the app	raisal
report.					
The appraiser has NOT appraised the subject within the prior 3 years. In a	accordance with LISPAP I	have nerform	med no services	as an	annraiser
or in any other capacity, regarding the property that is the subject of this r					
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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 estitypical in the immediate area. The land value is determined by the extract typical in the immediate area. The land value is determined by the extract typical in the immediate area. The land value is determined by the extract typical in the immediate area. The land value is determined by the extract the source of cost data to 6/2023. The land value is determined by the extraction gradient and the property. Cost data to 6/2023. The land value is determined by the extraction of the property. Cost estimates are obtained from local contractors and Marshall & Swift. Effective age was based on the condition of the property at the time of inspection. The land value is determined by the extraction method, due to lack of land sales. The building sketch is intended to assist the reader, and is not an engineer draft effort. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Due to 1 Total number of phases Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project 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	INDICATED VALUE BY COST APPE (not required by Fannie Mae) Comparison of the lack of the lack of sufficient data, Incompared the subject property is an attached to the lack of the lack of sufficient data of the subject property is an attached lack of sufficient data of the subject property is an attached lack of the subject pr	Cof available 7 Sq.Ft. @ \$ 7 Sq.Ft. @ \$ 9 Sq.Ft. @ \$ 10 Sq.Ft. @ \$ 11 Sq.Ft. @ \$ 12 Sq.Ft. @ \$ 13 Sq.Ft. @ \$ 14 Sq.Ft. @ \$ 15 Sq.Ft. @ \$ 16 Sq.Ft. @ \$ 17 Sq.Ft. @ \$ 18 Sq.Ft. @ \$ 19 Sq.Ft. @ \$ 10 Sq.Ft. @ \$ 10 Sq.Ft. @ \$ 11 Sq.Ft. @ \$ 12 Sq.Ft. @ \$ 13 Sq.Ft. @ \$ 14 Sq.Ft. @ \$ 15 Sq.Ft. @ \$ 16 Sq.Ft. @ \$ 16 Sq.Ft. @ \$ 17 Sq.Ft. @ \$ 18 S	200.00	======================================	950,000 371,400 20,000 10,000 401,400 167,263) 234,137 20,000 1,204,137

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

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

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

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Albino Kim	Name
Company Name Velox Valuations LLC	Company Name
Company Address 55 Monument Cir Floor 7	Company Address
Indianopolis, IN 46204	
Telephone Number (317) 482-7700	Telephone Number
Email Address al.kim@veloxval.com	Email Address
Date of Signature and Report 06/14/2023	Date of Signature
Effective Date of Appraisal 06/12/2023	State Certification #
State Certification # AR042494	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 05/08/2025	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect exterior of subject property
	Did inspect exterior of subject property from street
5012 Onteora Way	Date of Inspection
Los Angeles, CA 90041 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,200,000	·
	COMPARABLE SALES
LENDER/CLIENT	OOMI ATABLE OALEO
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 Blvd, Suite 100,	Date of Inspection
Redondo Beach, CA 90278	· ———
Email Address	

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Exterior-Only Inspection Residential Appraisal Report 53791 File # 34257269

53791 File # 34257269 COMPARAB

FEATURE	SUBJECT	COMPARABLE SALE # 4 COMPARABLE SALE # 5			_E SALE # 5	COMPARABLE SALE # 6			
Address 5012 Onteora Wa	 ay	2468 Loy Ln		2467 Loy I	Ln		5025	Sierra Villa	Dr
Los Angeles, CA	90041	Los Angeles, CA	A 90041	Los Angel	es, CA	90041	Los A	ngeles, CA	90041
Proximity to Subject		0.04 miles SE		0.05 miles	SE		0.08	miles W	
Sale Price	\$		\$ 1,200,000			\$ 1,275,000			\$ 1,449,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 708.38 sq.ft			8 sq.ft.	, ,		399.44 sq.ft.	,
Data Source(s)	·	CRMLS#GD221				3586;DOM 54		LS#232650	61:DOM 44
Verification Source(s)		Doc#733112	,	Back-Up C				-Up Offer	,
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIP		+(-) \$ Adjustment		SCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth	() 1 1,111	Listing		(71 3,222 2	Listin		() , , , , , , , , , , , , , , , , , ,
Concessions		Conv;0		List (5%);(1	-63,800			-72,500
Date of Sale/Time		s07/22;c06/22		c05/23	<u> </u>	-00,000	c05/2		-12,000
Location	N;Res;	N;Res;		N;Res;			N;Re		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simpl	•		-	s, Simple	
Site	6609 sf	11195 sf	12 900	5351 sf	Е	+3,800			0
View						+3,000			U
Design (Style)	N;Res;	B;CtySky;	-15,000		·		N;Re		
Quality of Construction		DT1;Traditional	0	DT2;Tradi	tionai		_	Traditional	
,	Q4	Q4		Q4			Q4		
Actual Age	98	66	0	62			101		0
Condition	C4	C4		C3	1	-30,000			-60,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms				Bdrms. Baths	
Room Count	6 3 1.0	5 2 2.0	-5,000		2.0	-5,000	7	4 3.0	-10,000
Gross Living Area	1,857 sq.ft.	1,694 sq.ft	+7,300	1,60	O sq.ft.	+11,600		1,611 sq.ft.	+11,100
Basement & Finished	0sf	0sf		0sf			0sf		
Rooms Below Grade									
Functional Utility	Average	Average		Average			Avera	age	
Heating/Cooling	FAU/Central	FAU/Central		FAU/Cent	ral			Central	
Energy Efficient Items	None	None		None	ıaı		None		
Garage/Carport			_			_			.0.000
- '	2gd2dw	2ga2dw	- 0	2ga2dw	. L.	0	1gd2		+3,000
Porch/Patio/Deck	Patio/Porch	Patio/Porch		Patio/Porc	ch			/Porch	
Fireplace	1 FP	1 FP		1 FP			None		+5,000
Amenities	None	None		None			None		
Net Adjustment (Total)		_ + 🗶 -	\$ -26,500			\$ -83,400			\$ -123,400
Adjusted Sale Price		Net Adj. 2.2 %		Net Adj.	6.5 %		Net Adj	. 8.5 %	
of Comparables		Gross Adj. 3.4 %	\$ 1,173,500	Gross Adj.	9.0 %	\$ 1,191,600	Gross A	Adj. 11.2 %	\$ 1,325,600
Report the results of the research a	and analysis of the prior	sale or transfer histor							,
ITEM		IBJECT	COMPARABLE SA			OMPARABLE SALE # 5			ABLE SALE # 6
Date of Prior Sale/Transfer	06/06/2023						_		
Price of Prior Sale/Transfer	\$975,000								
Data Source(s)	Realist/CRM	1.0	Realist/CRMLS		Pool	Quest/Realist/MLS	,	PoolOuget	Realist/MLS
Effective Date of Data Source(s)	06/12/2023		06/12/2023				,		
` '					00/12	/2023		06/12/2023	1
Analysis of prior sale or transfer his	story of the subject pro	perty and comparable	sales						
4									
Analysis/Comments Compa	rable listing #5 ar	nd #6 are current	ly in process of es	crow as Ba	ick-Up	Offer/ Both Listing	gs req	uired listing	ratio
adjustment according to a	sking price and/oi	time exposed or	n market. Both Lis	stings are S	Standar	d Sale, all informa	ation v	vere verified	thru public
records and/or MLS listing	private remarks.								
Both listings required cond	dition adjustment	for exhbiting supe	erior condition per	MLS descr	ription.				
, , , , , , , , , , , , , , , , , , , ,	,	:3 - 3/6							
Listing #5 was offered for	sale @ \$1,275.00	0 since 4/18/202	3 and an offer was	s accepted	within	54 days on marke	et;		
Listing #6 was offered for									
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<u> </u>									

Supplemental Addendum	File No. 34257269				
County Los Angeles	State CA Zip Code 90041				

Exterior-Only: Neighborhood - Description

5012 Onteora Way

Los Angeles

Wedgewood Inc

Redwood Holdings LLC

Borrower

City

Property Address

Lender/Client

The subject is located in conforming neighborhood consisting of average to good quality, detached single family dwellings and condominiums. Shopping, schools, and parks are in close proximity to the subject. Employment centers are located a typical distance away. Public transportation and major freeway access are available and in close proximity. There are no apparent adverse locational factors affecting the subject's appeal, marketability, or value.

• Exterior-Only : Neighborhood - Market Conditions

Home sellers are increasingly cutting their asking prices as buyers, constrained by higher mortgage rates and overall inflation, have become less willing to jump into the housing market at any cost. The growing number of price cuts, a trend showing up in data from Southern California and across the nation, is one of the strongest signs yet that the previously red-hot market, fueled by low mortgage rates and all-cash bidding wars, is cooling. The price reductions don't mean overall values are dropping. Industry experts, for now, do not see a plunge coming in the housing market, catapulted to record-high prices in the first two years of the pandemic as many people sought out more space and had new savings to spend. Values could come down modestly, some experts said, if the Federal Reserve's actions to tame inflation send mortgage interest rates significantly higher - or tip the economy into recession. For buyers, the market already feels significantly different from the frenzied competition of several months ago. Monthly mortgage payments for a same-priced home are now hundreds of dollars more than what they were at the beginning of the year, when rates were in the 3% range.

The share of homes listed for sale that took recent price cuts has more than doubled since last year. During the four weeks that ended June 2022, 16.2% of listings in L.A. County had at least one price cut, up from 7.5% during the same period last year, Redfin data show. In Orange, Riverside and San Bernardino counties the share of price drops rose to more than 20% of listings, up from about 7% a year earlier.

tionwide, there haven't been this many price cuts since 2019. Homes for sale in Los Angeles and Orange Counties haven't seen this number of price reductions since late 2018 - the last time mortgage rates shot up. In the Inland Empire, price reductions are at an all-time high in a dataset that started in 2015. Despite the slowdown, agents say that there are still many eager buyers and that the number of homes for sale remains well below pre-pandemic levels, with bidding wars still breaking out for the best properties.

Marketing time appears to be 3 months with balance in supply and demand. Property values appears to be stable and in process of revitalization where properties listed at or below market value have shown multiple offers trend results. At present time, there is no adverse conditions which would dramatically affect the above stated trends.

• Exterior-Only : Subject - Overall Condition of the Property

ANSI Statement

Statement of Finished Square Footage

"Finished square footage calculations for this house were made based on estimated dimensions only and may include unfinished areas, openings in floors not associated with stairs, or openings in floors exceeding the area of associated stairs."

Highest and Best Use Comment:

The subject's site is considered to be physically available for development. Use of the subject's site is restricted by the zoning district. The subject is located in a residential area. Highest and Best Use of the site is considered to be single family, detached, residential use. This use is permitted under the zoning ordinance and is considered the only use that is economically feasible for the size and location of the site. As of the effective date, the subject was improved, single family, detached, residential use, which is the maximally productive use of the site and was the highest and best use of the land as improved.

As of the effective date of the appraisal, the subject property did not suffer any known easements. No easements are recorded on the deed, which is attached to this report. The most probable buyer for the subject property was, as of the effective date of the appraisal, considered to be an owner occupier assisted with market typical mortgage financing.

• Exterior-Only : Sales Comparison Analysis - Summary of Sales Comparison Approach

The comparables utilized were best available at time of the inspection. Comparable #4 required view adjustment for having city views. No bedroom adjustment warranted as bedroom count is adjusted within GLA. Adjustment factors of \$5000 per Full Bath, \$5000 per FAU/Central, \$3000 per Garage, \$5000 per Fireplace, \$20000 per Pool, \$50000 per Guest Quarter were derived from immediate marketplace and/or paired match analysis. Living area adjustment of \$45/sf and lot size adjustment of \$3/sf are extracted from subject's market place, although no adjustment was necessary if living size difference is less than 100 Sqft and lot size difference is less than 1000 Sqft. All comparables were considered in arriving at the final estimated market value. Appraisal was based on estimated exposure time of 3 months. All comparables were not REO or Short sales, all information was verified thru public sources and/or MLS listings.

There were no special concessions noted on selected closed and listing comparables, all information were verified thru MLS listing remarks and descriptions.

The comparables photos are original and taken at time of inspection.

The subject and its comparables are located within same immediate area as described in location boundaries.

The subject final reconciled value is estimated at \$1,200,000 based on comparison analysis. There were sufficient number of similar comparables sold within last 6 months whereas appraiser has reviewed all possible comparables in the comparison analysis and has selected the most compatible to subject which required minimal adjustments compared to discarded comparables. All comparables were selected from broad comparables research whereas such comparables required minimal adjustments due to similar features as subject's. The appraiser assumes the selected comparables best represent subject's final reconciled value.

Most weight was given to Comparable #1 & #2 due to recent close of date of sale, #2 due to similar room count, #4 due to closer proximity.

Subject was transferred on 6/6/2023 for \$975,000 prior to listed on MLS, assumed to be in non-armslength transaction, no impact on current final reconciled value.

The report was developed in adherence to the lenders Appraiser Independence Requirements as stated in Fannie Mae Appraisal guidelines, https://www.fanniemae.com/content/fact_sheet/appraiser-independence-requirements.pdf The report was prepared in accordance with Title XI of FIRREA.

A reasonable exposure time for the subject property developed independently from the stated marketing time is 3 months.

Market Conditions Addendum to the Appraisal Report

53791 ile No. 34257269

ne purpose of this addendum is to provide the lender/cl neighborhood. This is a required addendum for all appra			-		Jievaie				
Property Address 5012 Onteora Way	ioai roporto mar an oncoure		Los Ange		Sta	te CA	ZIP Code 90	041	
Borrower Redwood Holdings LLC									
Instructions: The appraiser must use the information rechousing trends and overall market conditions as reported it is available and reliable and must provide analysis as it explanation. It is recognized that not all data sources will in the analysis. If data sources provide the required infor average. Sales and listings must be properties that companying the property. The appraiser must explain any anomal	d in the Neighborhood section ndicated below. If any requion I be able to provide data for mation as an average instead pete with the subject propert	on of the appraired data is unather the shaded are ad of the mediaty, determined	aisal report for available or is eas below; if an, the appraby applying	orm. The appraiser must fill is considered unreliable, the a it is available, however, the iser should report the available the criteria that would be us	in all th apprais apprai ble figu	ne information er must provi ser must incl ure and identi	n to the extent ide an ude the data fy it as an		
Inventory Analysis	Prior 7–12 Months	Prior 4–6		Current – 3 Months			Overall Trend		
Total # of Comparable Sales (Settled)	16	2		8	\Box	Increasing	Stable		Declining
Absorption Rate (Total Sales/Months)	2.67	0.6		2.67			X Stable	Ī	Declining
Total # of Comparable Active Listings	0	3		4		Declining	Stable	X	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0	4.5		1.5		Declining	X Stable		Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6		Current – 3 Months	\perp		Overall Trend		l Destinion
Median Comparable Sale Price Median Comparable Sales Days on Market	1,376,700 14	1,400, 37		1,205,000 14			Stable Stable	+	Declining Increasing
Median Comparable List Price	0	1,295,		1,404,000		Increasing	Stable	┢	Declining
Median Comparable Listings Days on Market	0	81		34		Declining	➤ Stable	╁	Increasing
Median Sale Price as % of List Price	0	108	.1	85.8		Increasing	X Stable		Declining
Seller-(developer, builder, etc.)paid financial assistance p Explain in detail the seller concessions trends for the pas		X No				Declining	X Stable		Increasing
Are foreclosure sales (REO sales) a factor in the market? Research of public records and MLS listing	? Yes 🔀 No	o If yes, ex	plain (includ	ing the trends in listings and	sales	of foreclosed	properties).		
Cite data sources for above information. RealC	+ MI C -I-4- DO	nowo oom							
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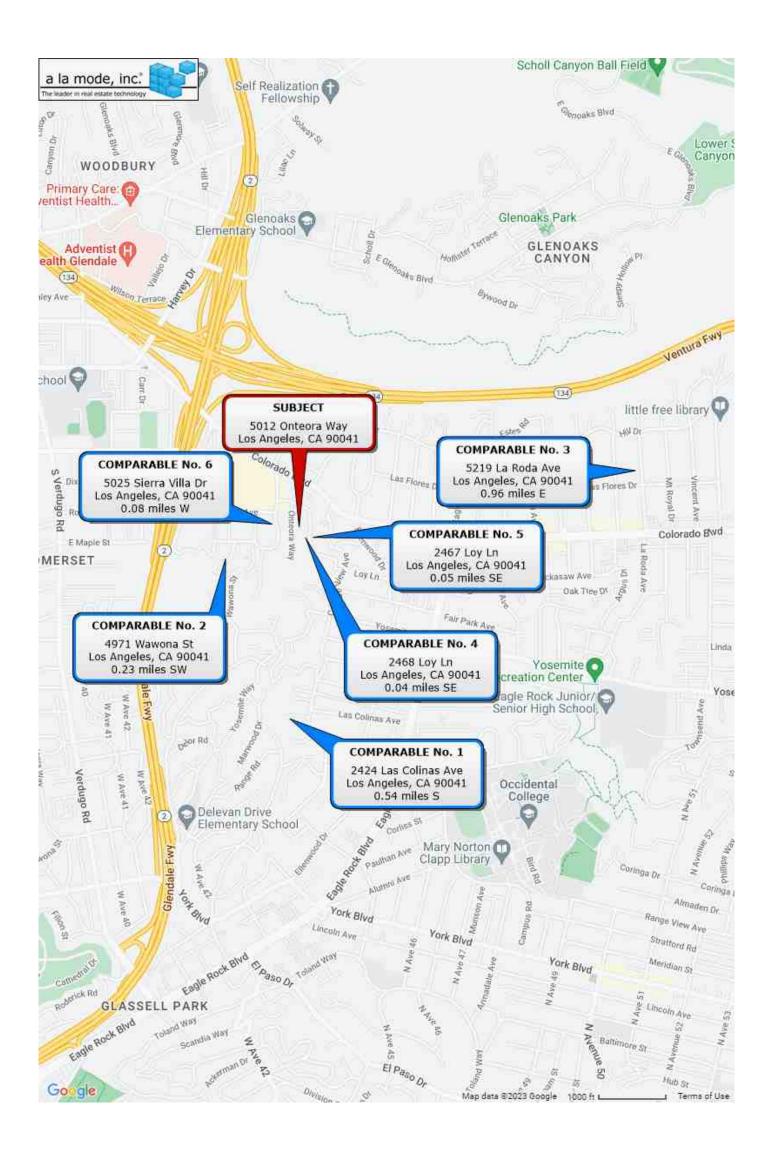
Aerial Map

Borrower	Redwood Holdings LLC			
Property Address	5012 Onteora Way			
City	Los Angeles	County Los Angeles	State CA	Zip Code 90041
Lender/Client	Wedgewood Inc			



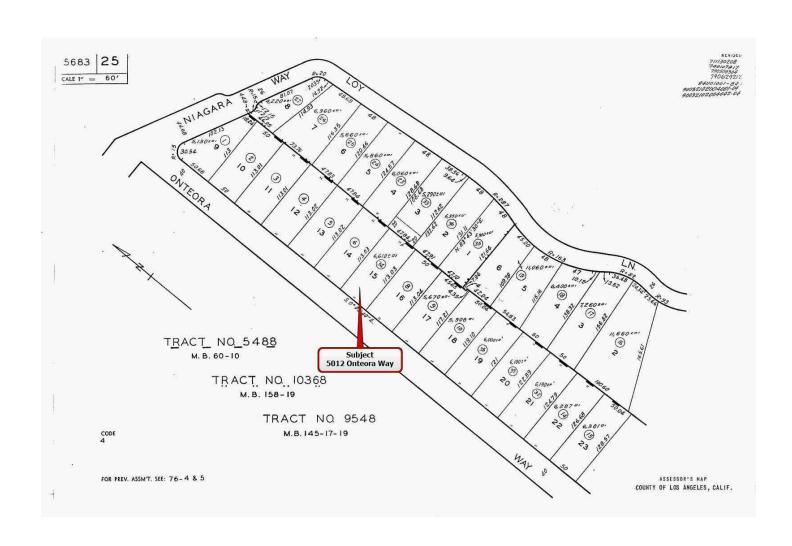
Location Map

Borrower	Redwood Holdings LLC			
Property Address	5012 Onteora Way			
City	Los Angeles	County Los Angeles	State CA	Zip Code 90041
Lender/Client	Wedgewood Inc			



Plat Map

Borrower	Redwood Holdings LLC			
Property Address	5012 Onteora Way			
City	Los Angeles	County Los Angeles	State CA	Zip Code 90041
Lender/Client	Wedgewood Inc			



Subject Photo Page

Borrower	Redwood Holdings LLC				
Property Address	5012 Onteora Way				
City	Los Angeles	County Los Angeles	State C	:A Zip Code	90041
Lender/Client	Wedgewood Inc				



Subject Front

5012 Onteora Way

1,857 6 3 1.0 N;Res; N;Res; 6609 sf Q4 98





Subject-Garage



Photograph Addendum

Borrower	Redwood Holdings LLC						
Property Address	5012 Onteora Way						
City	Los Angeles	County Los Angeles	State (CA	Zip Code	90041	
Lender/Client	Wedgewood Inc						



FRONT ALTERNATE VIEW



FRONT ALTERNATE VIEW



ALTERNATE STREET VIEW

Comparable Photo Page

Borrower	Redwood Holdings LLC						
Property Address	5012 Onteora Way						
City	Los Angeles	County Los Angeles	State	CA	Zip Code	90041	
Lender/Client	Wedgewood Inc						



Comparable 1

2424 Las Colinas Ave

0.54 miles S Prox. to Subject Sales Price 1,220,000 Borrower/Client 1,907 Lender 6 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; N;Res; View Site 17733 sf Quality Q4 97 Age



Comparable 2

4971 Wawona St

Prox. to Subject 0.23 miles SW 1,200,000 Sales Price Gross Living Area 1,498 Total Rooms 6 Total Bedrooms Total Bathrooms 1.0 Location N;Res; View N;Res; 6937 sf Site Quality Q4 Age



Comparable 3

5219 La Roda Ave

0.96 miles E Prox. to Subject Sales Price 1,295,000 Gross Living Area 1,536 Total Rooms 5 Total Bedrooms 2 **Total Bathrooms** 1.0 Location N;Res; N;Res; View Site 8992 sf Quality Q4 Age 102

Comparable Photo Page

Borrower	Redwood Holdings LLC				
Property Address	5012 Onteora Way				
City	Los Angeles	County Los Angeles	State CA	Zip Code 90041	
Lender/Client	Wedgewood Inc				



Comparable 4

2468 Loy Ln

Prox. to Subject 0.04 miles SE Sales Price 1,200,000 Borrower/Client 1,694 Lender 5 Total Bedrooms 2 Total Bathrooms 2.0 Location N;Res; B;CtySky; View Site 11195 sf Quality Q4 66 Age



Comparable 5

2467 Loy Ln

Prox. to Subject 0.05 miles SE 1,275,000 Sales Price Gross Living Area 1,600 Total Rooms 6 Total Bedrooms Total Bathrooms 2.0 Location N;Res; View N;Res; 5351 sf Site Quality Q4 Age 62



Comparable 6

5025 Sierra Villa Dr

0.08 miles W Prox. to Subject Sales Price 1,449,000 1,611 Gross Living Area Total Rooms 7 Total Bedrooms 4 **Total Bathrooms** 3.0 Location N;Res; N;Res; View Site 6543 sf Quality Q4 Age 101

53791 File No. 34257269

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C/

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q-

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Ω4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
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	Sale or Financing Concessions
Comm	Commercial Influence Conventional	Location Sale or Financing Concessions
СОПУ	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 Fatata	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions Garage/Carport
g ga	Garage 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
Woods Wtr	Woods View	View View
WtrFr	Water View Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
i		

Copy of License



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

Albino S. Kim

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 042494

Effective Date:
Date Expires:

May 9, 2023

May 8, 2025

Angela Jemmott, Bureau Chief, BREA

3071067

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

E&O Insurance



PROFESSIONAL LIABILITY POLICY DECLARATIONS (CLAIMS-MADE AND REPORTED FORM)

Carrier: Admiral Insurance Company

Policy No.: <u>EO000056476-02</u> Renewal/Rewrite of: <u>EO000056476-01</u>

Named Insured and Mailing Address

VELOX VALUATIONS LLC 10 INNISBROOKE TRL. GREENWOOD, IN 46142

NO FLAT CANCELLATIONS

In consideration of the payment of premium, in reliance upon the statements herein or attached hereto, and subject to all of the terms of this policy, the Company agrees with the **Named Insured** as follows:

Item I: Named Insured's Business:

Real Estate Appraisal Services

Item II: Limits of Liability:

\$1,000,000 Each Claim

\$3,000,000 Aggregate

Item III: Deductible: \$5,000 Per Claim (including claim expenses)

Item IV: Retroactive Date:

04/01/2020 Applies to limits of \$1,000,000 each occurrence and \$1,000,000 aggregate

05/01/2020 Applies to limits of \$1,000,000 each occurrence and \$3,000,000 aggregate

Item V: Premium: \$10,418.00 Not Subject to Audit

Item VI: Forms attached at inception:

See Schedule of Forms AI 00 18 03 98

This policy is not binding unless countersigned by Admiral Insurance Company or its authorized representative.

Countersigned On: 03/10/2023

At: Mount Laurel, NJ

\$10,418.00 Premium

250.00 Policy Fee

266.70 Surplus Lines Tax

\$10,934.70 Total

By: Authorized Representative

The Insurance Company in which this coverage is placed is authorized, but not licensed, to transact business in Indiana. This policy is not protected by the Indiana Insurance Guaranty Association in the event of insolvency of the Company. This policy and the premium thereon has been properly declared as a Surplus Lines Risk to the Indiana Department of Insurance and the surplus lines tax paid accordingly.

Arlington/Roe & Co., Inc.

DE23180820 Page 1 of 1

Property Profile - Page 1

5012 Onteora Way, Los Angeles, CA 90041-1826, Los Angeles County APN: 5683-025-034 CLIP: 6582597844

OWNER INFORMATION			
Owner Name	Redwood Holdings LLC	Tax Billing Zip	90278
Owner Name 2	neuwood noidings LLC	Tax Billing Zip+4	1230
Mail Owner Name	Redwood Holdings LLC	Owner Vesting	1444
AVEN SORTANIA AND SORTANIA		The state of the s	
Tax Billing Address	2015 Manhattan Beach Blvd #100	Owner Occupied	No
Tax Billing City & State	Redondo Beach, CA	No Mail Flag	
LOCATION INFORMATION			
Zip Code	90041	Location Influence	
Carrier Route	C021	TGNO	
Zoning	LAR1	Census Tract	1813.00
Tract Number	5488	Topography	Rolling/Hilly
School District	Los Angeles	Township Range Sect	
Comm College District Code	Los Angeles City	Neighborhood Code	
TAX INFORMATION			
Control of the Contro	F		
APN	5683-025-034	Tax Appraisal Area	
Alternate APN		Lot	3
Exemption(s)		Block	
% Improved	45%	Water Tax Dist	Southern California
Tax Area	4	Fire Dept Tax Dist	
Legal Description	TR=5488 LOT 15 AND TR NO 1036 8 W 20 FT OF LOT LOT 3		
ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessment Year Assessed Value - Total			
	\$378,748	\$371,322	\$367,516
Assessed Value - Land	\$206,867	\$202,811	\$200,732
Assessed Value - Improved	\$171,881	\$168,511	\$166,784
YOY Assessed Change (\$)	\$7,426	\$3,806	
YOY Assessed Change (%)	2%	1.04%	
Exempt Building Value			
en in lean i Live de initi anno accord			
Exempt Land Value			
Exempt Total Value			
		Ch (6)	Change (9/)
Tax Year	Total Tax	Change (\$)	Change (%)
		Change (\$)	Change (%)
2020	\$4,555		
2020 2021	\$4,555 \$4,513	-\$41	-0.91%
2020 2021	\$4,555		
2020 2021 2022	\$4,555 \$4,513	-\$41	-0.91%
2020 2021 2022 Special Assessment	\$4,555 \$4,513	-\$41 \$65	-0.91%
2020 2021 2022 Special Assessment Laco Vectr Cntrl80	\$4,555 \$4,513	-\$41 \$65 Tax Amount \$14.97	-0.91%
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83	\$4,555 \$4,513	-\$41 \$65 Tax Amount \$14.97 \$36.96	-0.91%
2020 2021 2022 Special Assessment Laco Vectr Cntri80 Safe Clean Water83 La Stormwater 21	\$4,555 \$4,513	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87	-0.91%
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62	\$4,555 \$4,513	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69	-0.91%
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62	\$4,555 \$4,513	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87	-0.91%
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83	\$4,555 \$4,513	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69	-0.91%
2020 2021 2022 Special Assessment Laco Vectr Cntri80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83 Lacity Park Dist21	\$4,555 \$4,513	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69 \$31.56	-0.91%
Tax Year 2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83 Lacity Park Dist21 Trauma/Emerg Srv86 Total Of Special Assessments	\$4,555 \$4,513	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69 \$31.56 \$17.63	-0.91%
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83 Lacity Park Dist21 Trauma/Emerg Srv86	\$4,555 \$4,513	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69 \$31.56 \$17.63 \$92.85	-0.91%
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83 Lacity Park Dist21 Trauma/Emerg Srv86 Total Of Special Assessments CHARACTERISTICS	\$4,555 \$4,513 \$4,578	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69 \$31.56 \$17.63 \$92.85 \$245.53	-0.91%
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83 Lacity Park Dist21 Trauma/Emerg Srv86 Total Of Special Assessments CHARACTERISTICS County Land Use	\$4,555 \$4,513 \$4,578 Single Family Resid	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69 \$31.56 \$17.63 \$92.85 \$245.53	-0.91%
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83 Lacity Park Dist21 Trauma/Emerg Srv86 Total Of Special Assessments CHARACTERISTICS County Land Use Universal Land Use	\$4,555 \$4,513 \$4,578	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69 \$31.56 \$17.63 \$92.85 \$245.53	-0.91% 1.45%
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83 Lacity Park Dist21 Trauma/Emerg Srv86 Total Of Special Assessments CHARACTERISTICS County Land Use Universal Land Use Lot Frontage	\$4,555 \$4,513 \$4,578 Single Family Resid	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69 \$31.56 \$17.63 \$92.85 \$245.53 Cooling Type Patio Type Garage Type	-0.91%
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83 Lacity Park Dist21 Trauma/Emerg Srv86 Total Of Special Assessments CHARACTERISTICS County Land Use Universal Land Use Lot Frontage Lot Depth	\$4,555 \$4,513 \$4,578 Single Family Resid SFR	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69 \$31.56 \$17.63 \$92.85 \$245.53 Cooling Type Patio Type Garage Type Garage Sq Ft	-0.91% 1.45%
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83 Lacity Park Dist21 Trauma/Emerg Srv86 Total Of Special Assessments CHARACTERISTICS County Land Use Universal Land Use Lot Frontage Lot Depth Lot Acres	\$4,555 \$4,513 \$4,578 Single Family Resid SFR	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69 \$31.56 \$17.63 \$92.85 \$245.53 Cooling Type Patio Type Garage Type Garage Sq Ft Parking Type	-0.91% 1.45% Parking Avail On Site
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83 Lacity Park Dist21 Trauma/Emerg Srv86 Total Of Special Assessments CHARACTERISTICS County Land Use Universal Land Use Lot Frontage Lot Depth Lot Acres Lot Area	\$4,555 \$4,513 \$4,578 Single Family Resid SFR	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69 \$31.56 \$17.63 \$92.85 \$245.53 Cooling Type Patio Type Garage Type Garage Sq Ft Parking Type Patking Type Parking Spaces	-0.91% 1.45%
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83 Lacity Park Dist21 Trauma/Emerg Srv86 Total Of Special Assessments CHARACTERISTICS County Land Use Universal Land Use Lot Frontage Lot Depth Lot Acres Lot Area Lot Shape	\$4,555 \$4,513 \$4,578 Single Family Resid SFR 0.1517 6,609	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69 \$31.56 \$17.63 \$92.85 \$245.53 Cooling Type Patio Type Garage Type Garage Sq Ft Parking Type Parking Type Parking Spaces Roof Type	-0.91% 1.45% Parking Avail On Site 2
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83 Lacity Park Dist21 Trauma/Emerg Srv86 Total Of Special Assessments CHARACTERISTICS County Land Use Universal Land Use Lot Frontage Lot Depth Lot Acres Lot Area Lot Shape Style	\$4,555 \$4,513 \$4,578 Single Family Resid SFR 0.1517 6,609 Conventional	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69 \$31.56 \$17.63 \$92.85 \$245.53 Cooling Type Patio Type Garage Type Garage Sq Ft Parking Type Parking Type Parking Spaces Roof Type Roof Material	-0.91% 1.45% Parking Avail On Site
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83 Lacity Park Dist21 Trauma/Emerg Srv86 Total Of Special Assessments CHARACTERISTICS County Land Use Universal Land Use Lot Frontage Lot Depth Lot Acres Lot Area Lot Shape Style Building Sq Ft	\$4,555 \$4,513 \$4,578 Single Family Resid SFR 0.1517 6,609	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69 \$31.56 \$17.63 \$92.85 \$245.53 Cooling Type Patio Type Garage Type Garage Type Garage Sq Ft Parking Type Parking Type Parking Spaces Roof Type Roof Material Roof Frame	-0.91% 1.45% Parking Avail On Site 2 Composition Shingle
2020 2021 2022 Special Assessment Laco Vectr Cntrl80 Safe Clean Water83 La Stormwater 21 Flood Control 62 Rposd Measure A 83 Lacity Park Dist21 Trauma/Emerg Srv86 Total Of Special Assessments CHARACTERISTICS County Land Use Universal Land Use Lot Frontage Lot Depth Lot Acres Lot Area Lot Shape Style	\$4,555 \$4,513 \$4,578 Single Family Resid SFR 0.1517 6,609 Conventional	-\$41 \$65 Tax Amount \$14.97 \$36.96 \$22.87 \$28.69 \$31.56 \$17.63 \$92.85 \$245.53 Cooling Type Patio Type Garage Type Garage Sq Ft Parking Type Parking Type Parking Spaces Roof Type Roof Material	-0.91% 1.45% Parking Avail On Site 2

Generated on: 06/10/23

Property Details Courtesy of Albino Kim, Albino S. Kim, Appraisal, Celifornia Regional MLS
The data within this report is compiled by CoreLogic from public and private sources. The data is deen
independently verified by the recipient of this report with the applicable county or numicipality.

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Basement Sq Feet				Interior Wall		Plaster	
Stories	2			Exterior		Stucco	
Total Units	1			Floor Cover		Hardwood	1
Total Rooms	6			Flooring Material			
Bedrooms	3			Foundation		Raised	
Total Baths	1			Pool		0-18109-0-10	
MLS Total Baths				Year Built		1925	
Full Baths	1			Effective Year Bui	10:	1927	
Half Baths	1.541				**	Fence	
				Other Impvs		rence	
Dining Rooms	1			Equipment			
Family Rooms				Porch			
Other Rooms		ng Room		Patio/Deck 1 Area			
Fireplaces	1			Patio/Deck 2 Area			
Condo Amenities				Porch 1 Area			
Condition	Goo	od		Porch Type			
Quality	Goo	od		Building Type		Type Unk	nown
Water	Pub	lic		Bldg Class			
Sewer	Туре	e Unknow	'n	Building Commen	ts		
Heat Type	Heat	ted		# of Buildings		1	
Heat Fuel Type							
SELL SCORE							
Rating	Mod	derate		Value As Of		2023-06-0	4 04:32:27
Sell Score	536						
III DECEMBER AND							
LISTING INFORMATION				7 <u>2</u>			
MLS Listing Number				Pending Date			
MLS Status				Closing Date			
MLS Area				MLS Sale Price			
MLS Status Change Da	ite			MLS Listing Agen	MENTALON DESIGNATION		
MLS Current List Price				MLS Listing Broke	r		
MLS Original List Price				MLS Source			
WILS Original List Files							
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MLS Listing # MLS Status MLS Listing Date MLS Listing Price MLS Orig Listing Price MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source	ALES HISTORY	06/2023		Sale Type		Full	
MLS Listing # MLS Status MLS Listing Date MLS Crig Listing Price MLS Orig Listing Price MLS Close Date MLS Listing Close Price MLS Listing Close Price MLS Listing Cancellation MLS Source	ALES HISTORY 06/0	06/2023 25/2023		Sale Type Deed Type		Full Grant Dec	id and a second
MLS Listing # MLS Listing Date MLS Listing Price MLS Orig Listing Price MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & Sa	06/0 05/2	CE PATRICIAN I				Grant Dec	nd Holdings LLC
MLS Listing # MLS Listing Date MLS Listing Price MLS Orig Listing Price MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & Sale Date Sale Date	06/0 05/2	5/2023 5,000		Deed Type		Grant Dec	
MLS Listing # MLS Listing Date MLS Listing Date MLS Clisting Price MLS Orig Listing Price MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & S. Recording Date Sale Date Sale Price Price Per Square Feet	06/0 05/2 \$975	5/2023 5,000		Deed Type Owner Name Owner Name 2		Grant Dec Redwood	Holdings LLC
ALS Listing # ALS Listing Date ALS Listing Date ALS Listing Price ALS Orig Listing Price ALS Close Date ALS Listing Close Price ALS Listing Cancellation ALS Source LAST MARKET SALE & S. Recording Date Sale Date Sale Price	06/0 05/2 \$975	25/2023 5,000 5.04		Deed Type Owner Name		Grant Dec Redwood	
ALS Listing # ALS Listing Date ALS Listing Price ALS Close Date ALS Close Date ALS Listing Close Price ALS Listing Cancellation ALS Source LAST MARKET SALE & S. Recording Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number	06/0 05/2 \$975 \$525	25/2023 5,000 5.04		Deed Type Owner Name Owner Name 2 Seller		Grant Dec Redwood	Holdings LLC & C Living Trust
MLS Listing # MLS Listing Date MLS Listing Price MLS Orig Listing Price MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & S. Recording Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number	06/0 05/2 \$975 \$525	25/2023 5,000 5.04	10/27/2022	Deed Type Owner Name Owner Name 2	08/03/1994	Grant Dec Redwood	Holdings LLC
MLS Listing # MLS Status MLS Listing Date MLS Listing Price MLS Orig Listing Price MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & SA Recording Date Sale Price Price Per Square Feet Multi/Split Sale Document Number Recording Date	06/0 05/2 \$975 \$525	25/2023 5,000 5.04	10/27/2022	Deed Type Owner Name Owner Name 2 Seller	08/03/1994	Grant Dec Redwood	Holdings LLC & C Living Trust
MLS Listing # MLS Listing Date MLS Listing Date MLS Listing Price MLS Orig Listing Price MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & Sale Recording Date Sale Price Price Per Square Feet Multi/Split Sale Document Number Recording Date Sale Date Sale Date	06/06/2023	25/2023 5,000 5.04		Deed Type Owner Name Owner Name 2 Seller	08/03/1994	Grant Dec Redwood	Holdings LLC & C Living Trust 04/15/1988
MLS Listing # MLS Status MLS Listing Date MLS Crig Listing Price MLS Crig Listing Price MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & S. Recording Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number Recording Date Sale Date	06/06/2023 05/25/2023	25/2023 5,000 5.04		Deed Type Owner Name Owner Name 2 Seller	08/03/1994 Y	Grant Dec Redwood	Holdings LLC & C Living Trust 04/15/1988 02/1988
MLS Listing # MLS Listing Date MLS Listing Price MLS Orig Listing Price MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & S. Recording Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number Recording Date Sale Date Sale Date Sale Date Sale Date Sale Price Nominal	06/06/2023 05/25/2023 \$975,000	25/2023 5,000 5.04 317	10/11/2022 Y Tharp M & C Living Tru	Deed Type Owner Name Owner Name 2 Seller	Y Tharp Michael	Grant Dee Redwood Tharp M 8	Holdings LLC C Living Trust 04/15/1988 02/1988 \$210,000 Tharp Michael B & Ca
MLS Listing # MLS Status MLS Listing Date MLS Crig Listing Price MLS Crig Listing Price MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & S. Recording Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number Recording Date Sale Date Sale Date Sale Date Sale Date Sale Price Nominal Buyer Name	06/0 05/2 \$975 \$525 3673 06/06/2023 05/25/2023 \$975,000 Redwood Holdin C	25/2023 5,000 5.04 317	10/11/2022 Y	Deed Type Owner Name Owner Name 2 Seller 08/23/1994	Y Tharp Michael ol B Tharp Michael	Grant Dee Redwood Tharp M 8	Holdings LLC & C Living Trust 04/15/1988 02/1988 \$210,000
MLS Listing # MLS Listing Date MLS Listing Date MLS Listing Price MLS Orig Listing Price MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & Sale Recording Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number Recording Date Sale Price Nominal Buyer Name Seller Name	06/06/2023 05/25/2023 05/25/2023 \$975,000 Redwood Holdin C Tharp M & C Liv	25/2023 5,000 5.04 317	10/11/2022 Y Tharp M & C Living Trust Tharp Michael B	Deed Type Owner Name Owner Name 2 Seller 08/23/1994 Tharp M & C Owner Record	Y Tharp Michael ol B Tharp Michael B	Grant Dee Redwood Tharp M 8	Holdings LLC C Living Trust 04/15/1988 02/1988 \$210,000 Tharp Michael B & Ca ol B Mccurtis John W
MLS Listing # MLS Listing Date MLS Listing Date MLS Listing Price MLS Crose Date MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & Sale Recording Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number Recording Date Sale Price Nominal Buyer Name Seller Name	06/06/2023 05/25/2023 05/25/2023 \$975,000 Redwood Holdin C Tharp M & C Liv st 367317	25/2023 5,000 5.04 317	10/11/2022 Y Tharp M & C Living Trust Tharp Michael B 1024727	Deed Type Owner Name Owner Name 2 Seller 08/23/1994 Tharp M & C Owner Record 1560412	Y Tharp Michael ol B Tharp Michael B 1434610	Grant Dee Redwood Tharp M 8	Holdings LLC C Living Trust 04/15/1988 02/1988 \$210,000 Tharp Michael B & Ca of B Mccurtis John W 516466
MLS Listing # MLS Status MLS Listing Date MLS Listing Price MLS Close Date MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & SA Recording Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number Recording Date Sale Price Nominal Buyer Name Seller Name	06/06/2023 05/25/2023 05/25/2023 \$975,000 Redwood Holdin C Tharp M & C Liv	25/2023 5,000 5.04 317	Y Tharp M & C Living Tru st Tharp Michael B	Deed Type Owner Name Owner Name 2 Seller 08/23/1994 Tharp M & C Owner Record	Y Tharp Michael ol B Tharp Michael B	Grant Dee Redwood Tharp M 8	Holdings LLC C Living Trust 04/15/1988 02/1988 \$210,000 Tharp Michael B & Ca ol B Mccurtis John W
MLS Listing # MLS Status MLS Listing Date MLS Listing Price MLS Close Date MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & SA Recording Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number Recording Date Sale Price Nominal Buyer Name Seller Name	06/06/2023 05/25/2023 05/25/2023 \$975,000 Redwood Holdin C Tharp M & C Liv st 367317	25/2023 5,000 5.04 317	10/11/2022 Y Tharp M & C Living Trust Tharp Michael B 1024727	Deed Type Owner Name Owner Name 2 Seller 08/23/1994 Tharp M & C Owner Record 1560412	Y Tharp Michael ol B Tharp Michael B 1434610	Grant Dee Redwood Tharp M 8	Holdings LLC C Living Trust 04/15/1988 02/1988 \$210,000 Tharp Michael B & Ca of B Mccurtis John W 516466
MLS Listing # MLS Listing Date MLS Listing Date MLS Crig Listing Price MLS Crig Listing Price MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & Sale Recording Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number Recording Date Sale Date Sale Date Sale Price Sale Date Sale Price Sale Nominal Buyer Name Seller Name Document Number Document Type MORTGAGE HISTORY	06/06/2023 05/25/2023 05/25/2023 \$975,000 Redwood Holdin C Tharp M & C Liv st 367317	25/2023 5,000 5.04 317	10/11/2022 Y Tharp M & C Living Trust Tharp Michael B 1024727	Deed Type Owner Name Owner Name 2 Seller 08/23/1994 Tharp M & C Owner Record 1560412	Y Tharp Michael ol B Tharp Michael B 1434610	Grant Dee Redwood Tharp M 8	Holdings LLC C Living Trust 04/15/1988 02/1988 \$210,000 Tharp Michael B & Ca of B Mccurtis John W 516466
MLS Listing # MLS Listing Date MLS Listing Price MLS Orig Listing Price MLS Close Date MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & Sa Recording Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number Recording Date Sale Date Sale Price Sale Date Sale Date Sale Name Seller Name Document Number Document Type MORTGAGE HISTORY Mortgage Date	06/0 05/2 \$975 \$525 3673 06/06/2023 05/25/2023 \$975,000 Redwood Holdin C Tharp M & C Liv st 367317 Grant Deed	25/2023 5,000 5.04 317	Y Tharp M & C Living Trust Tharp Michael B 1024727 Affidavit	Deed Type Owner Name Owner Name 2 Seller 08/23/1994 Tharp M & C Owner Record 1560412 Deed (Reg)	Y Tharp Michael ol B Tharp Michael B 1434610 Grant Deed	Grant Dee Redwood Tharp M 8	Holdings LLC C Living Trust 04/15/1988 02/1988 \$210,000 Tharp Michael B & Caol B Mccurtis John W 516466 Grant Deed
MLS Listing # MLS Listing Date MLS Listing Price MLS Orig Listing Price MLS Close Date MLS Close Date MLS Listing Close Price MLS Listing Cancellation MLS Source LAST MARKET SALE & Sale Recording Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number Recording Date Sale Price Sale Date Sale Price Nominal Buyer Name Seller Name Document Number Document Type MORTGAGE HISTORY Mortgage Date Mortgage Amount	06/0 05/2 \$975 \$525 3673 06/06/2023 05/25/2023 \$975,000 Redwood Holdir C Tharp M & C Liv st 367317 Grant Deed	25/2023 5,000 5.04 317 ngs LL ving Tru	Y Tharp M & C Living Trust Tharp Michael B 1024727 Affidavit 08/31/2001 \$200,000	Deed Type Owner Name Owner Name 2 Seller 08/23/1994 Tharp M & C Owner Record 1560412 Deed (Reg)	Y Tharp Michael ol B Tharp Michael B 1434610 Grant Deed	Grant Dee Redwood Tharp M 8	Holdings LLC C Living Trust 04/15/1988 02/1988 \$210,000 Tharp Michael B & Ca ol B Mccurtis John W 516466 Grant Deed
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