



APPRAISAL OF REAL PROPERTY

LOCATED AT:

5631 Keokuk Ave
Tract 22967: Lot 26:
Woodland Hills, CA 91367

FOR:

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

AS OF:

06/03/2023

BY:

Robert Bronley

Robert Bronley
The Appraisal Shoppe
22607 Collins Street
Woodland Hills, CA. 91367

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

Re: Property: 5631 Keokuk Ave
Woodland Hills, CA 91367
Borrower: Redwood Holdings LLC
File No.: 53850

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Robert Bronley
CERT. GEN. APPRAISER
AG004659

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	5631 Keokuk Ave
	Legal Description	Tract 22967: Lot 26:
	City	Woodland Hills
	County	Los Angeles
	State	CA
	Zip Code	91367
	Census Tract	1371.04
	Map Reference	560 D1
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower	Redwood Holdings LLC
	Lender/Client	Wedgewood Inc.
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,404
	Price per Square Foot	\$
	Location	N;Res;
	Age	64
	Condition	C4
	Total Rooms	5
	Bedrooms	3
	Baths	2.0
APPRAISER	Appraiser	Robert Bronley
	Date of Appraised Value	06/03/2023
VALUE	Final Estimate of Value	\$ 1,030,000

USPAP ADDENDUM

53850
File No. 34232751

Borrower	Redwood Holdings LLC		
Property Address	5631 Keokuk Ave		
City	Woodland Hills	County	Los Angeles
		State	CA
		Zip Code	91367
Lender	Wedgewood Inc.		

This report was prepared under the following USPAP reporting option:

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

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

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: _____
A reasonable exposure time for the subject property developed independently from the stated marketing time is 30 days.

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

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

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

The intended user of this appraisal report is the lender/client. Unless specifically stated within the report, there are no additional intended users. The intended use is to evaluate the property that is the subject of this appraisal for a Portfolio Monitoring, subject to stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

The was no personal property appraised

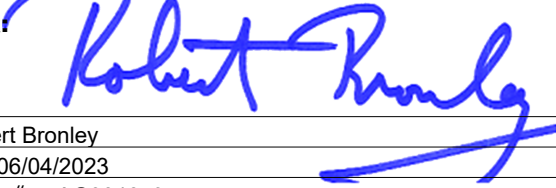
3/11/2020 COVID-19 and market conditions Analysis Expectations

An important part of any appraisal assignment is analysis of market conditions. The corona virus threat may be impacting market conditions. However, in most markets it is not yet clear to what extent, if any, market conditions are affected. Related, complicating factors include fluctuations in the stock market and changes in mortgage interest rates. Market analysis includes observing market reactions. This analysis becomes more complicated when market participants themselves are facing uncertainty.

The corona virus outbreak currently has had no effect on market values in the Woodland Hills Area of Los Angeles County currently. The impact has not been around long enough to gather data on possible impact. Some sales and listing used in this report took place during the city lock down, and current lockdown.

The global outbreak of a 'novel corona virus' known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect, effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of this event, or any event, subsequent to the effective date of the appraisal.

APPRAISER:

Signature: 

Name: Robert Bronley

Date Signed: 06/04/2023

State Certification #: AG004659

or State License #: _____

State: CA

Expiration Date of Certification or License: 09/26/2024

Effective Date of Appraisal: 06/03/2023

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

Exterior-Only Inspection Residential Appraisal Report

53850
File # 34232751

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

SUBJECT

Property Address 5631 Keokuk Ave	City Woodland Hills	State CA	Zip Code 91367
Borrower Redwood Holdings LLC	Owner of Public Record Mona M Horowitz	County Los Angeles	
Legal Description Tract 22967: Lot 26:			
Assessor's Parcel # 2151-013-075	Tax Year 2022	R.E. Taxes \$ 8,294	
Neighborhood Name Woodland Hills	Map Reference 560 D1	Census Tract 1371.04	
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$ 373	<input type="checkbox"/> PUD	HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Servicing			
Lender/Client Wedgewood Inc.		Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach , CA 90278	
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s). Data sources utilized were real quest, County public records, multiple listing service, interviews with real estate persons, owners, and tenants.			

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 100 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000) (yrs)	2-4 Unit %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	970 Low 45	Multi-Family %
Neighborhood Boundaries The neighborhood is bordered by: Victory Blvd., North, 101 freeway South, Winnetka Ave., East, and Valley Cir., Boulevard to the West in the Woodland Hills area of Los Angeles within the County of Los Angeles.		1,250 High 75	Commercial %
Neighborhood Description The immediate market area is made up of one and two story average to good quality single-family residences. The Single-family residences are of varying styles, sizes, ages, views, and similarities in market appeal. The neighborhood possesses adequate residential support linkages (transportation and freeways) with employment centers and typical amenities(shopping facilities, schools, social services and recreation) are within miles of subject property. Located in a fire hazard area.		1,100 Pred. 64	Other %
Market Conditions (including support for the above conclusions) Values appear to be stable There is a low amount a listings no oversupply. Marketing times 30-90 days. The recent trends do support a Stabilization of the market. Support comes from the local MLS board, interviews with real estate agents, and articles. Interest rates currently are low. The interest rates have begun to increase. The first increase occurred in May 2022' and rates will increase a few more times this year . Might have an adverse effect on values over time.			

SITE

Dimensions Est. Irrg. Per Att. Plat Map Sand Legal Area **21890 sf** Shape **Irregular** View **B; Woods;**

Specific Zoning Classification **LARS** Zoning Description **Single Family Residence**

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe **The highest and best use is the subject's property's current use. This based on the current zoning, building codes, and market demands.**

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Paved Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **06037C1290F** FEMA Map Date **09/26/2008**

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

The subject property is located at the end of a cul-de-sac elevated above the Street with adequate ingress/egress/turnaround, with very light local neighborhood traffic, no noise detriment due to the subject property being elevated above the Street, this has a positive effect on the subject properties marketability, and no effect on the subject property value at this time. There is no health and safety issue. The subject property backs to a well covered moderate upslope appears to have no signs of slippage or erosion and has no effect on the subject properties marketability or value and there is no health and safety issue at this time See Page 3 of 3 Form 2055

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner Other (describe)

Data Source for Gross Living Area **Assessor's office**

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Open	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco	Fuel Gas	<input checked="" type="checkbox"/> Porch Front	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Traditional	Roof Surface Comp. Shing.	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Pool Pool	<input type="checkbox"/> Carport # of Cars 0
Year Built 1959	Gutters & Downspouts Aluminum	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Block Wall	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 20	Window Type Aluminum slide	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)		
Finished area above grade contains: 5 Rooms 3 Bedrooms 2.0 Bath(s) 1,404 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) No Special energy-efficient items noted:				
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;The subject property appears adequately maintained from street and structurally sound. The subjects overall condition is average. This is a drive-by appraisal there was no interior inspection. Any repairs required would be unknown to the appraiser at this time and could be considered a later time. The subject property was given a C4 rating due to a lack of interior inspection.				
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes, describe.				
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.				

Exterior-Only Inspection Residential Appraisal Report

53850
File # 34232751

There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 995,000 to \$ 1,095,000		There are 37 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 970,000 to \$ 1,250,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	5631 Keokuk Ave Woodland Hills, CA 91367	20300 Oxnard St Woodland Hills, CA 91367	20451 Tiara St Woodland Hills, CA 91367	20305 Aetna St Woodland Hills, CA 91367	
Proximity to Subject		0.34 miles N	0.34 miles NW	0.42 miles N	
Sale Price	\$	\$ 1,000,000	\$ 1,050,000	\$ 1,025,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 668.45 sq.ft.	\$ 734.27 sq.ft.	\$ 620.08 sq.ft.	
Data Source(s)		CRMLS#SR23042310;DOM 6	CRMLS#SR23026833;DOM 11	CRMLS#22203646;DOM 5	
Verification Source(s)		Doc#23-0277444	Doc#23-0198687	Doc#22-1029398	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s04/23;c03/23		s03/23;c02/23	0
Location	N;Res;	A;BsyRd;	+10,000	N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	21890 sf	8998 sf	+13,000	8690 sf	+13,000
View	B;Woods;	N;Res;	+25,000	B;Woods;	
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Traditional	
Quality of Construction	Q3	Q3		Q3	
Actual Age	64	66	0	66	0
Condition	C4	C3	-25,000	C2	-50,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	5 3 2.0	5 3 2.0		5 3 2.0	0
Gross Living Area	1,404 sq.ft.	1,496 sq.ft.	0	1,430 sq.ft.	-12,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FAU/CAC	FAU/CAC		FAU/CAC	
Energy Efficient Items	None	None		Solar Power	-10,000
Garage/Carport	2ga2dw	2gd2dw	0	2ga2dw	
Porch/Patio/Deck	Open Patio / Porch	Open Patio / Porch		Open Patio / Porch	
Amenities	Pool	None	+10,000	Pool	+10,000
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace	
Blt-Ins	Blt-Ins	Blt-Ins		Blt-Ins	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 33,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -47,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -24,500
Adjusted Sale Price of Comparables		Net Adj. 3.3 % Gross Adj. 8.3 % \$ 1,033,000		Net Adj. 4.5 % Gross Adj. 7.0 % \$ 1,003,000	Net Adj. 2.4 % Gross Adj. 6.8 % \$ 1,000,500

SALES COMPARISON APPROACH

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

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

Data Source(s) Data utilize in this report came from the public records, realquest, and mls

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

Data Source(s) Data utilize in this report came from the public records, realquest, and mls

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	CoreLogic
Effective Date of Data Source(s)	06/03/2023	06/03/2023	06/03/2023	06/03/2023

Analysis of prior sale or transfer history of the subject property and comparable sales A search of past records (did not) indicate any recorded title transfer within the last three years involving the subject property. A search of past records (did not) indicate any recorded title transfer within the past three years involving the comparable sales utilize in this appraisal report.

Summary of Sales Comparison Approach In the opinion of the appraiser comparables 1,3, and 4 were given the greatest consideration in the final estimate of market value. These three sales North of the 101 freeway in the immediate market area of Woodland Hills within the city Los Angeles were considered good match paired data due to the following characteristics such as quality of construction, effective age, lot utility, similar one story traditional type style single-family residences, square footage ranges, interior utility, very interior amenities/utility, and market appeal due to the similarities in location within the immediate market area. Comparables 4 and 5 were two more sales from the immediate market area North of the 101 freeway in the Woodland Hills community of Los Angeles consider good match paired data due to the following features quality of construction, effective age, lot utility, square footage ranges, similar one story traditional type style properties, interior utility, varying interior amenities/utility, and market appeal due to the similarities and location North of the 101 freeway in the Woodland Hills area of Los Angeles. These two excellent sales were selected in support of the final estimate of market value for the subject property. Comparable 6 was a recent sale from the immediate market area of Woodland Hills and selected due to having a larger lot when compared with the subject property this sale was similar in quality of construction, effective age, lot utility, and market appeal. Sale was utilized in support of the final estimate of market value for the subject property. Comparables 7 and 8 were two recent active listings from the immediate market area North of the 101 freeway in the Woodland Hills community of Los Angeles and consider good match paired data due to the following attributes such as quality of construction, effective age, lot utility, similar one story traditional type style properties, square footage ranges, interior utility, varying interior amenities/utility, and market appeal. These two recent active listings were chosen in support of the final estimate of market value for the subject property.

Indicated Value by Sales Comparison Approach \$ 1,030,000

Indicated Value by: Sales Comparison Approach \$ 1,030,000 Cost Approach (if developed) \$ 1,050,000 Income Approach (if developed) \$

The market data and cost approach were employed in this report. The income approach was not utilized due to a lack of rental income properties. The market approach was given the greater consideration because it reflects the actions of the typical buyer and seller in the real estate market.

RECONCILIATION

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,030,000 , as of 06/03/2023 , which is the date of inspection and the effective date of this appraisal.

Exterior-Only Inspection Residential Appraisal Report

53850
File # 34232751

"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."

A reasonable exposure time for the subject property developed independently from the stated marketing time is 30 days.

The intended user of this appraisal report is the lender/client. Unless specifically stated within the report, there are no additional intended users. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

Appraisal Fee \$215

Some data utilized in this report was older than six months from the effective date of this report. It was necessary to use this older data due to a lack of match paired data in the immediate market area at this time.

The square footage was rounded off to the nearest thousand.

Special assessment taxes are voter approved. Special assessment taxes can be extended by voters approval. Subject special assessments paid for flood control service open space program, storms sewers, public parks, County parks, trauma and emergency services. The special assessment taxes are paid yearly. The sales/listings utilized in this report have similar type special assessments. The special assessment tax is mailed with the real estate real property assessment tax statement

The subject property is located at the end of a cul-de-sac elevated above the Street with adequate ingress/egress/turnaround, with very light local neighborhood traffic, no noise detriment due to the subject property being elevated above the Street, this has a positive effect on the subject properties marketability, and no effect on the subject property value at this time. There is no health and safety issue. The subject property backs to a well covered moderate upslope appears to have no signs of slippage or erosion and has no effect on the subject properties marketability or value and there is no health and safety issue at this time

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Due to a lack of good land sales the abstraction method was utilized with this report. An appraisal process where the appraiser selects comparable properties, estimates the value of the improvements, and then subtracts this estimate from the total price given estimate of the value of the land, comparable three was utilized. The extracted site value range around it was comparable sale three \$740,000. Typical land to building ratio for the neighborhood. The area is + 98% built up. Any new construction would require tearing down existing buildings.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	738,520
Source of cost data Marshall & Swift Cost Handbook	DWELLING 1,404 Sq.Ft. @ \$ 200.00	=\$	280,800
Quality rating from cost service Average Effective date of cost data 06/2023	0 Sq.Ft. @ \$	=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	=\$	
Typical land building ratio for the neighborhood. The Marshall and Swift cost handbook was utilized in this report for cost information. The calculated square footage of gross living area is considered an approximation. The subject has no functional or economic obsolescence noted are anticipated.	Garage/Carport 400 Sq.Ft. @ \$ 75.00	=\$	30,000
The abstraction approach was utilized.	Total Estimate of Cost-New	=\$	310,800
	Less Physical Functional External		
	Depreciation 124,320	= \$(124,320)
	Depreciated Cost of Improvements	=\$	186,480
	"As-is" Value of Site Improvements	=\$	125,000
Estimated Remaining Economic Life (HUD and VA only) 50 Years	INDICATED VALUE BY COST APPROACH	=\$	1,050,000

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

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

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

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

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

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

Describe common elements and recreational facilities.

Exterior-Only Inspection Residential Appraisal Report

53850
File # 34232751

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.

Exterior-Only Inspection Residential Appraisal Report

53850
File # 34232751

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

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

Exterior-Only Inspection Residential Appraisal Report

53850
File # 34232751

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

Signature 
Name Robert Bronley
Company Name The Appraisal Shoppe
Company Address 22607 Collins St
Woodland Hills, CA 91367
Telephone Number (818) 715-0051
Email Address appraisalshoppe1@aol.com
Date of Signature and Report 06/04/2023
Effective Date of Appraisal 06/03/2023
State Certification # AG004659
or State License # _____
or Other (describe) _____ State # _____
State CA
Expiration Date of Certification or License 09/26/2024

ADDRESS OF PROPERTY APPRAISED

5631 Keokuk Ave
Woodland Hills, CA 91367
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,030,000

LENDER/CLIENT

Name Clear Capital
Company Name Wedgewood Inc.
Company Address 2015 Manhattan Beach Blvd Suite 100,
Redondo Beach, CA 90278
Email Address AMC Registration Clear Capital.com Inc: California #1256

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

Did not inspect exterior of subject property
 Did inspect exterior of subject property from street
Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
Date of Inspection _____

Supplemental Addendum

File No. 34232751

Borrower	Redwood Holdings LLC				
Property Address	5631 Keokuk Ave				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91367
Lender/Client	Wedgewood Inc.				

A thorough search for comparable sales was made in this neighborhood. These comparable sales have significantly different (dates of sale, sizes, ages, conditions, and styles), in the appraiser's opinion, the comparable sales selected are the best indicators of the subject property's market value. Studies using match pairs serve as a basis for making the required adjustments

The validity of the sales comparison approach depends on the existence of recent sales of property which are comparable in location, size, age, condition, utility, construction and overall market appeal and compared with the subject property. The sale comparison approach has broad applicability and is persuasive when sufficient data is available. It usually provides the primary indication of value in sales of properties not purchased for their income producing characteristics. Every effort has been made to strictly here to the lenders guidelines and those of HUD. However due to the nature of the market it is not always possible to find comparable sales within a data pool for a particular area, that meet all of these guidelines. Therefore, it might have been necessary to use older sales, sales of competing homes in the area located further away than typically desired. In these instances, it is the appraiser's opinion that the comparable sales chosen represent the best data available and are the most reliable indicators of current market value.

There are no extraordinary assumptions are hypothetical conditions to this appraisal report. An extraordinary assumption presume as fact otherwise uncertain information about physical, legal, our economic characteristics of the subject property or about conditions external to the property, such as market conditions or trends, or the integrity of the data used in an analysis. A hypothetical condition that which is contrary to known facts about physical, legal, or economic characteristics of the subject property are about conditions external to the property, such as market conditions or trends

Comments on market data / Adjustment comments

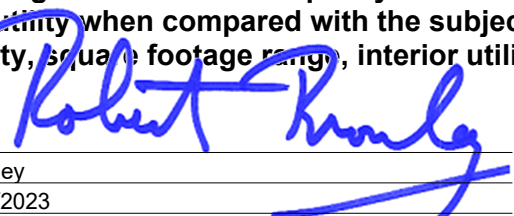
The adjustments that were warranted, were derived from match paired data from within this report, preparation of the work file, other jobs performed in the immediate market area over the past 36 interviews selling and listing agents from the immediate and surroundings market areas. There were no adjustments that exceeded the lenders guidelines of 10%. Not all adjustments in the sales comparison approach, and be directly extracted are supported by the available market data with a high degree of accuracy. Some adjustments have an element of subjectivity and professional judgment. The appraiser has applied based on prior observations of the reactions of typical/knowledgeable buyers and sellers in the marketplace. This method is a standard and well accepted practice within the appraisal industry. All interested parties are encouraged to have an understanding of basic valuation practices when appraising complex properties are when there is an extreme absent of like elements of comparison are in instances where the market data is consistent which to draw better supported adjustments and overall value.

Comments on market data utilized in this appraisal report:

20300 Oxnard St - This is a one story average quality traditional type style single-family residence which fronts to a busy road and is located North of the 101 freeway in the Woodland Hills community within the city Los Angeles County Los Angeles and consider good match paired data due to the following characteristics such as quality of construction, effective age, situated on a slightly smaller/lesser utility type lot, similar one story traditional type style property, square footage range, overall interior utility, varying interior amenities/utility, and market appeal to the similarities and location within the immediate market area with few other adjustments being required at this time.

20451 Tiara St - This is a one story average quality traditional type style single-family residence in a wooded surroundings with pool and owned solar power located North of the 101 freeway in the Woodland Hills area of Los Angeles County Los Angeles and considered good match paired data due to the following features such as quality of construction, effective age, situated on a smaller lot with lesser utility, similar one story traditional type style property, square footage range, overall interior utility, varying interior amenities/utility, and market appeal to the similarities and location within the immediate market area with few other adjustments being required at this time.

20305 Aetna St - This is a one story average quality traditional type style single-family residence in a wooded surroundings with owned solar power and situated North of the 101 freeway in the Woodland Hills community of Los Angeles within the County Los Angeles and was considered good match paired data due to the following attributes when compared with the subject property in the following features such as quality of construction, effective age, situated on a smaller lot with lesser utility when compared with the subject property, similar one story traditional type style property, square footage range, interior utility, varying interior amenities/utility, and market

Signature 
 Name Robert Bronley
 Date Signed 06/04/2023
 State Certification # AG004659 State CA
 Or State License # _____ State _____

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
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Supplemental Addendum

File No. 34232751

Borrower	Redwood Holdings LLC				
Property Address	5631 Keokuk Ave				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91367
Lender/Client	Wedgewood Inc.				

appeal to the similarities North of the 101 freeway in the Woodland Hills community of Los Angeles with few other adjustments being required at this time.

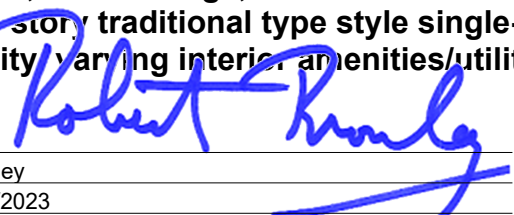
20212 Oxnard St - This is a one story average quality traditional type style single-family residence in a wooded surroundings which fronts to a busy road that was given a C4 rating due to a lack of MIs photos and viewing of exterior and is located North of the 101 freeway in the Woodland Hills community within the city Los Angeles County Los Angeles and considered good match paired data due to the following characteristics such as quality of construction, effective age, situated on a slightly smaller/lesser utility type lot, similar one story traditional type style property, square footage range, overall interior utility, varying interior amenities/utility, and market appeal to the similarities and location within the immediate market area with few other adjustments being required at this time.

23390 Ostronic Dr - This recent sale North of the 101 this recent sale with pool North of the 101 freeway in the Woodland Hills area within the city Los Angeles County Los Angeles Was selected due to being a slightly smaller in square footage when compared with the subject property and selected due to a lack of sales/listings in the immediate market area. Both these areas share the same shopping facilities, recreational facilities, transportation facilities, school district, and social services. There was no recent data to support a location adjustment at this time. This sale was given a C4 rating like the subject property to a lack of remodeling/upgrading over very many years per MLS comment/MLS photos, This sale was similar to the subject property in the following features such as quality of construction, effective age, lot size/lot utility, similar one story traditional type style single-family residence, square footage range, interior utility, varying interior amenities/utility, and market appeal due to the similarities and location within the Woodland Hills community with few other adjustments being required at this time.

5670 Collins Pl - This recent sale from the immediate market area that has a much larger square footage North of the 101 freeway in the Woodland Hills area of Los Angeles was utilized due to having a block that slightly larger than the subject property's lot size.This sale was given a C4 rating like the subject property to a lack of remodeling/upgrading over very many years per MLS comment/MLS photos,This sale was similar to the subject property in the following attributes quality of construction, effective age, lot size/lot utility, superior bedroom/bathroom count, varying interior amenities/utility, and market appeal due to the similarities in the Woodland Hills community within the city Los Angeles with few other adjustments being required at this time.

20756 Clarendon St - This current active listing is a one story average quality traditional type style single-family residence located North of the 101 freeway in the Woodland Hills area of Los Angeles County Los Angeles that was completely remodel/upgraded for MLS comment/MLS photos where a condition adjustment was applied that was based on buyers reactions to a recently remodel/upgraded property in the immediate market area where the adjustment was derived from paired data within this report and other data that was gathered during the preparation of the work file. This recent active listing was considered good match paired data due to the following characteristics such as quality of construction, effective age, smaller lot size, similar one story traditional type style single-family residence, square footage range, interior utility, varying interior amenities/utility, and market appeal to the similarities and location within the immediate market area with few other adjustments been required at this time.

20440 Oxnard St - This current active listing is a one story average quality traditional type style single-family residence in a wooded surroundings located North of the 101 freeway in the Woodland Hills area of Los Angeles and situated on a busy road with pool and considered good match paired data due to the following features such as quality of construction, effective age, is on a smaller lot when compared with the subject property, similar one story traditional type style single-family residence, square footage range, interior utility, varying interior amenities/utility, and market appeal to the similarities and

Signature 
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Supplemental Addendum

File No. 34232751

Borrower	Redwood Holdings LLC				
Property Address	5631 Keokuk Ave				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91367
Lender/Client	Wedgewood Inc.				

location within the immediate market area of Woodland Hills city Los Angeles with few other adjustments being required at this time.

Summary of sales comparison approach:

In the opinion of the appraiser comparables 1,3, and 4 were given the greatest consideration in the final estimate of market value. These three sales North of the 101 freeway in the immediate market area of Woodland Hills within the city Los Angeles were considered good match paired data due to the following characteristics such as quality of construction, effective age, lot utility, similar one story traditional type style single-family residences, square footage ranges, interior utility, very interior amenities/utility, and market appeal due to the similarities in location within the immediate market area. Comparables 4 and 5 were two more sales from the immediate market area North of the 101 freeway in the Woodland Hills community of Los Angeles consider good match paired data due to the following features quality of construction, effective age, lot utility, square footage ranges, similar one story traditional type style properties, interior utility, varying interior amenities/utility, and market appeal due to the similarities and location North of the 101 freeway in the Woodland Hills area of Los Angeles. These two recent sales were selected in support of the final estimate of market value for the subject property. Comparable 6 was a recent sale from the immediate market area of Woodland Hills and selected due to having a larger lot when compared with the subject property this sale was similar in quality of construction, effective age, lot utility, and market appeal. Sale was utilized in support of the final estimate of market value for the subject property. Comparables 7 and 8 were two recent active listings from the immediate market area North of the 101 freeway in the Woodland Hills community of Los Angeles and considered good match paired data due to the following attributes such as quality of construction, effective age, lot utility, similar one story traditional type style properties, square footage ranges, interior utility, varying interior amenities/utility, and market appeal. These two recent active listings were chosen in support of the final estimate of market value for the subject property,

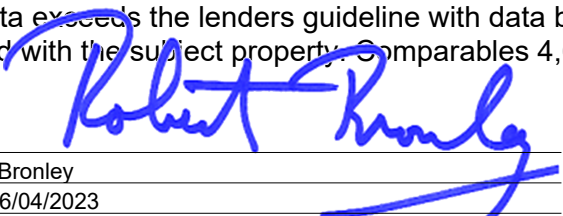
Sometimes there are discrepancies between the appraiser's inspection and the public records. Public records in some instances does not have the correct information recorded for the subjects property, interior room count, bathroom count, on-site amenities, and other interior, amenities. Public records cannot be relied upon in all circumstances when there is a discrepancy between the public records and the MLS records the appraiser will use the data that appears most accurate and reliable. There were no discrepancies found between the public records/MLS in this report.

The final estimate of market value is below the predominant value due to the subject property C4 rating and lack of interior inspection.

The two listings that were supplied were priced was slightly higher than the final estimate of market value. When these two recent listings from the immediate market area are adjusted properly they fall in the range of the final estimate of market value for the subject property.

Some data (Comparables 4 and 5) utilized in this report were further away (more than a mile) than typically desired. It was necessary to use this data due to a lack of good match paired data within the immediate market area that paired with the subject in terms of quality of construction, style, effective age, lot size, and square footage range. The typical buyer would consider these other areas in Woodland Hills North of the #101 Freeway when purchasing a residence due to the following characteristics in quality of construction, level type lot, square footage range, interior utility, age range, and similar amenities such as having a pool. These areas share the same school system, transportation facilities, shopping facilities, recreational facilities, and social services.

Some data exceeds the lenders guideline with data being 20% larger and smaller in square footage when compared with the subject property. Comparables 4,6, and 8 were 20% larger in square footage. It was

Signature 
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Signature _____
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Supplemental Addendum

File No. 34232751

Table with 2 columns: Field and Value. Fields include Borrower, Property Address, City, Lender/Client, County, State, and Zip Code.

necessary to use this data had due to a lack of match paired data similar to the subject property, quality of construction, square footage, overall utility, and varying amenities.

The attached market condition sheet shows market stable at this time. Time adjustments were not applied to sales that were closed over 90 days ago from the effective date of this report.

Special assessment taxes are voter approved. Special assessment taxes can be extended by voters approval. Subject special assessments paid for flood control service open space program, storms sewers, public parks, County parks, trauma and emergency services. The special assessment taxes are paid yearly. The sales/listings utilized in this report have similar type special assessments. The special assessment tax is mailed with the real estate real property assessment tax statement.

A few of the sales/listings utilized as appraisal report had a different style. It is not always possible to find identical type sales in older neighborhoods that homes have been altered over the many years. It was necessary to use this data as recent match paired data in terms of square footage, quality of construction, and similar type condition.

The lot size comes from the attached plat map. The attached legal sheet is not correct.

There were other sales and listings found during the preparation of the work file. These sales and listings were not utilized at this time due to varying issues regarding quality of construction, superior type views, superior lot size and utility, off-site amenities such as guesthouse and locational issues.

Adjustments that have been made up based on match paired analysis of comparables utilized within this report are based on past market analysis of sales within the subjects market area.

The square footage adjustment made in this report is based on a match paired analysis of the comparables utilized in this report, and historical experience of the area. Square footage adjustment was determined to be \$50 per square foot.

There were no adjustments made for patios or other secondary amenities are energy-efficient items as there was no good match paired data to indicate value for secondary amenities.

There were adjustments made for bedroom or for bath room counts as there were match paired data to indicate a value for bedroom or bath counts at this time in the marketplace.

There were no adjustments made for actual age as there is no conclusive data that suggest that differences in effective age warranted adjustments.

Lot size adjustments were made as paired data indicated adjustments were warranted at \$1.00 per square foot.

Primary amenities, such as pools, spa, guest units, tennis courts and views do hold value for homes in this area. There were adjustments made based on paired data in the area.

Paired data did indicate that adjustments were warranted for homes that had varied garage sizes.

Condition adjustments were made at some of the homes utilized in the report were of lesser or superior condition. Paired data indicated adjustments were warranted for homes that were in need of repair or in superior condition.

All adjustments that have been made are in the opinion of the appraiser to be good accurate adjustments and are based on a match paired data analysis.

Based upon physical conditions of the subject property and its effective age, the estimated remaining economic life is 50 years. Depreciation is calculated by the effective age divided by the economic life equals the remaining economic life. The Marshall and Swift cost book table for remaining economic life

Signature [Handwritten Signature]
Name Robert Bronley
Date Signed 06/04/2023
State Certification # AG004659
Or State License #

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

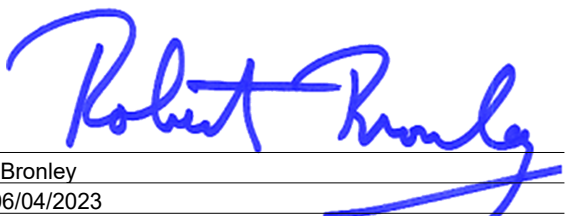
Supplemental Addendum

File No. 34232751

Borrower	Redwood Holdings LLC				
Property Address	5631 Keokuk Ave				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91367
Lender/Client	Wedgewood Inc.				

was utilized in this report.

The income approach was admitted and not the applicable due to the lack of sufficient compatible rental data and sales of rental properties required to establish a gross rent multiplier , this approach is not consider relevant in the appraisal single-family residential properties typically purchased for owner occupancy, as it does not accurately reflect the motivations or valuation progress applied by the typical purchaser of market

Signature 
Name Robert Bronley
Date Signed 06/04/2023
State Certification # AG004659 State CA
Or State License # _____ State _____

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
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Market Conditions Addendum to the Appraisal Report

53850
File No. 34232751

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

Property Address **5631 Keokuk Ave** City **Woodland Hills** State **CA** ZIP Code **91367**

Borrower **Redwood Holdings LLC**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	18	10	9	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.00	3.33	3.00	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	5	2	7	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.7	0.6	2.3	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	1,031,500	1,058,500	1,050,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	11.5	22.5	8	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	1,099,000	1,049,500	1,022,500	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	68	83	24	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	101.24	98.15	100.2	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **The data used in the grid above does not indicate there were any concessions associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some transactions that do include concessions, but have not been reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. **The CARETS MLS was the data source used to complete the Market Conditions Addendum.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
Values have been stable over the prior year in the area. There've been good market activity. Foreclosures is not had an influence on values. There is good current market activity. Supply and demand are in balance with marketing time currently low.

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

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

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

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

Signature	Signature
Appraiser Name Robert Bronley	Supervisory Appraiser Name
Company Name The Appraisal Shoppe	Company Name
Company Address 22607 Collins St, Woodland Hills, CA 91367	Company Address
State License/Certification # AG004659 State CA	State License/Certification # State
Email Address appraisalshoppe1@aol.com	Email Address

MARKET RESEARCH & ANALYSIS


CONDO/CO-OP PROJECTS

APPRAISER

Legal Sheet - Page 1

Borrower	Redwood Holdings LLC			
Property Address	5631 Keokuk Ave			
City	Woodland Hills	County	Los Angeles	State CA Zip Code 91367
Lender/Client	Wedgewood Inc.			

5631 Keokuk Ave, Woodland Hills, CA 91367-5523, Los Angeles County Short Sale
 APN: 2151-013-075 CLIP: 7989147570

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	3	1	N/A	\$560,000	07/30/2008
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,404	21,331	1959	SFR	

OWNER INFORMATION			
Owner Name	Horowitz Mona M	Tax Billing Zip	91367
Mail Owner Name	Mona M Horowitz	Tax Billing Zip+4	5523
Tax Billing Address	5631 Keokuk Ave	Owner Vesting	Single Woman
Tax Billing City & State	Woodland Hills, CA	Owner Occupied	Yes

LOCATION INFORMATION			
Zip Code	91367	Comm College District Code	Los Angeles City
Carrier Route	C034	Location Influence	Cul-De-Sac
Zoning	LARS	Census Tract	1371.04
Tract Number	22967	Topography	Rolling/Hilly
School District	Los Angeles		

TAX INFORMATION			
APN	2151-013-075	Lot	26
% Improved	20%	Water Tax Dist	Southern California
Tax Area	16		
Legal Description	TRACT # 22967 LOT 26		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$679,542	\$666,219	\$659,388
Assessed Value - Land	\$543,638	\$532,979	\$527,514
Assessed Value - Improved	\$135,904	\$133,240	\$131,874
YOY Assessed Change (\$)	\$13,323	\$6,831	
YOY Assessed Change (%)	2%	1.04%	

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$8,921		
2021	\$14,767	\$5,845	65.52%
2022	\$8,294	-\$6,473	-43.83%

Special Assessment	Tax Amount
Laco Vectr Cntrl80	\$14.67
Safe Clean Water83	\$75.40
La Stormwater 21	\$50.32
Flood Control 62	\$63.12
City Lt Maint 21	\$47.76
Rposd Measure A 83	\$23.86
Lacity Park Dist21	\$28.28
Trauma/Emerg Srv86	\$70.20
Total Of Special Assessments	\$373.61

CHARACTERISTICS			
County Land Use	Single Family Resid	Cooling Type	Evap Cooler
Universal Land Use	SFR	Patio Type	Covered Patio
Lot Frontage	118	Garage Type	Parking Avail
Lot Depth	186	Parking Type	On Site
Lot Acres	0.4897	Parking Spaces	2
Lot Area	21,331	Roof Material	Gravel & Rock
Lot Shape	Irregular	Roof Shape	Gable
Style	Conventional	Interior Wall	Drywall
Building Sq Ft	1,404	Exterior	Stucco
Stories	1	Flooring Material	Concrete
Total Units	1	Foundation	Slab

Legal Sheet - Page 2

Borrower	Redwood Holdings LLC				
Property Address	5631 Keokuk Ave				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91367
Lender/Client	Wedgewood Inc.				

Total Rooms	5	Pool	Pool
Bedrooms	3	Year Built	1959
Total Baths	2	Effective Year Built	1959
MLS Total Baths	2	Other Impvs	Fence, Fenced Yard
Full Baths	Tax: 2 MLS: 1	Equipment	Range Oven
Fireplaces	1	Building Type	Type Unknown
Sewer	Type Unknown	# of Buildings	1
Heat Type	Central		

SELL SCORE			
Rating	High	Value As Of	2023-05-28 04:32:03
Sell Score	701		

ESTIMATED VALUE			
ReaAVM™	\$982,500	Confidence Score	81
ReaAVM™ Range	\$887,500 - \$1,077,500	Forecast Standard Deviation	10
Value As Of	05/22/2023		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	F1767695	Closing Date	07/30/2008
MLS Status	Closed	MLS Sale Price	\$560,000
MLS Area	WHLL - WOODLAND HILLS	MLS Listing Agent	F210000791-Eva Volore
MLS Status Change Date	06/25/2008	MLS Listing Broker	COLDWELL BANKER
MLS Current List Price	\$549,000	MLS Source	CN
MLS Original List Price	\$549,000		

MLS Listing #	Fr2043676
MLS Status	Closed
MLS Listing Date	07/06/2006
MLS Listing Price	\$699,000
MLS Orig Listing Price	\$699,000
MLS Close Date	08/10/2006
MLS Listing Close Price	\$685,000
MLS Source	CN

LAST MARKET SALE & SALES HISTORY			
Recording Date	08/04/2008	Sale Type	Full
Sale Date	Tax: 06/27/2008 MLS: 07/30/2008	Deed Type	Grant Deed
Sale Price	\$560,000	Owner Name	Horowitz Mona M
Price Per Square Feet	\$398.86	Seller	Sutton-Shearer Drake
Document Number	1390292		

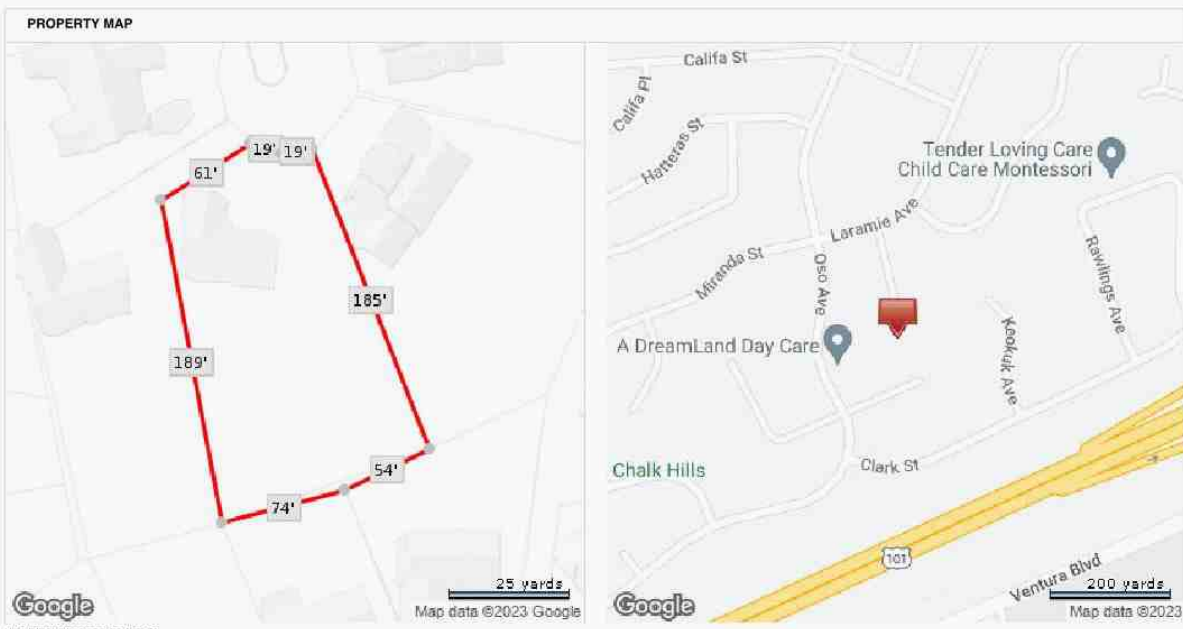
Recording Date	08/04/2008	10/11/2006	07/27/2001	12/22/1995	02/01/1994
Sale Date	06/27/2008	08/15/2006	07/26/2001		
Sale Price	\$560,000	\$685,000			
Nominal			Y	Y	Y
Buyer Name	Horowitz Mona M	Sutton-Shearer Drake	Linder Trust	Linder Gerald	Linder Jerry J
Seller Name	Sutton-Shearer Drake	Linder Family Trust	Linder Gerald	Linder Jerry J	Linder Jerry J;Dee
Document Number	1390292	2259522	1341726	2034058	216452
Document Type	Grant Deed	Grant Deed	Grant Deed	Quit Claim Deed	Grant Deed

Recording Date	05/02/1990
Sale Date	01/1990
Sale Price	
Nominal	Y
Buyer Name	Linder Jerry & Dee
Seller Name	Linder Jerry J
Document Number	806385
Document Type	Grant Deed

Legal Sheet - Page 3

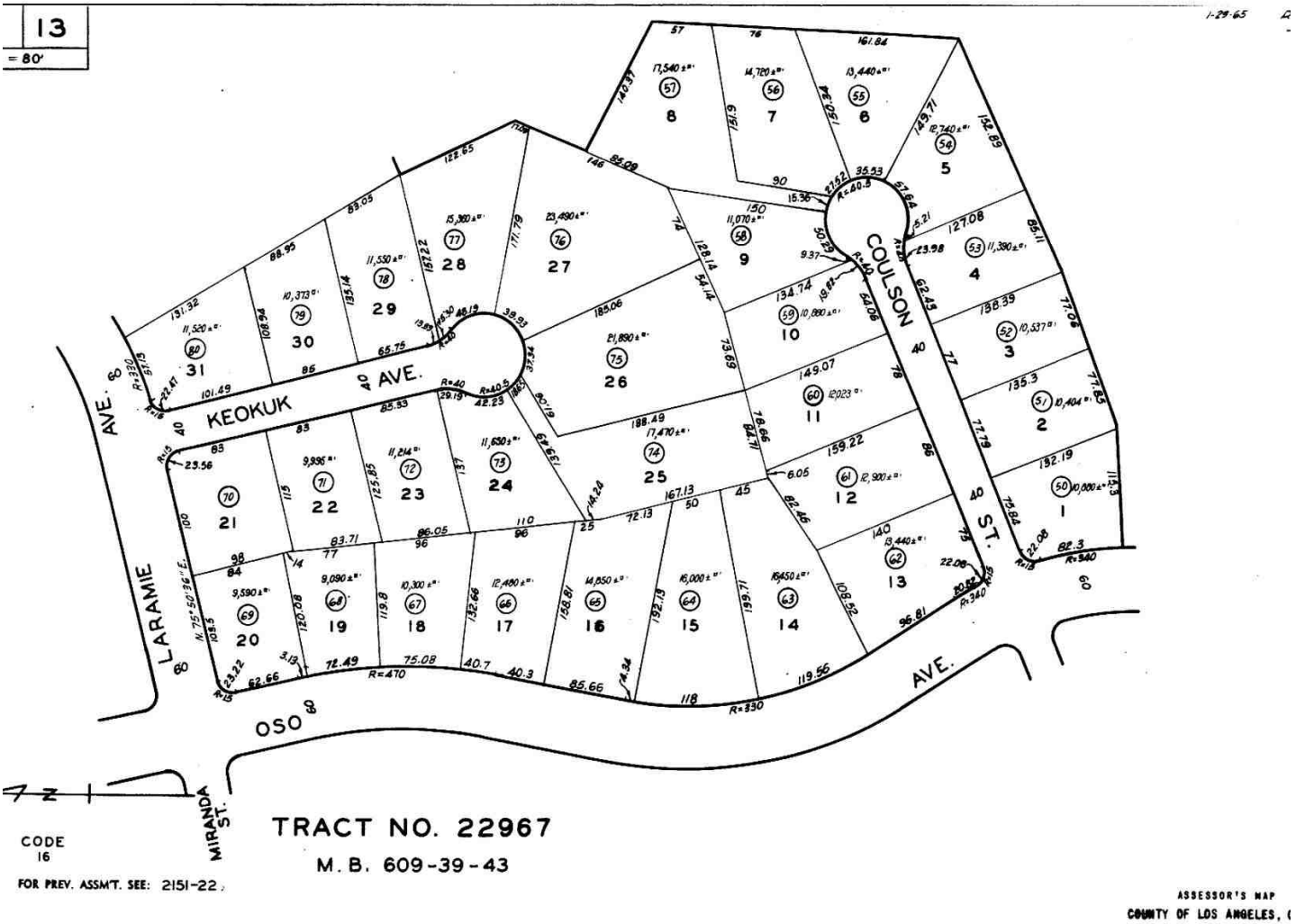
Borrower	Redwood Holdings LLC				
Property Address	5631 Keokuk Ave				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91367
Lender/Client	Wedgewood Inc.				

MORTGAGE HISTORY					
Mortgage Date	06/30/2010	08/04/2008	10/11/2006	10/11/2006	12/22/1995
Mortgage Amount	\$302,800	\$310,000	\$548,000	\$137,000	\$500,000
Mortgage Lender	Bank Of America	Bank Of America	Nationpoint	Nationpoint	Centfed Bk
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Date	02/01/1994		05/02/1990		
Mortgage Amount	\$184,000		\$187,450		
Mortgage Lender	Directors Mtg Co		Loan America Fin'l Corp		
Mortgage Code	Conventional		Conventional		



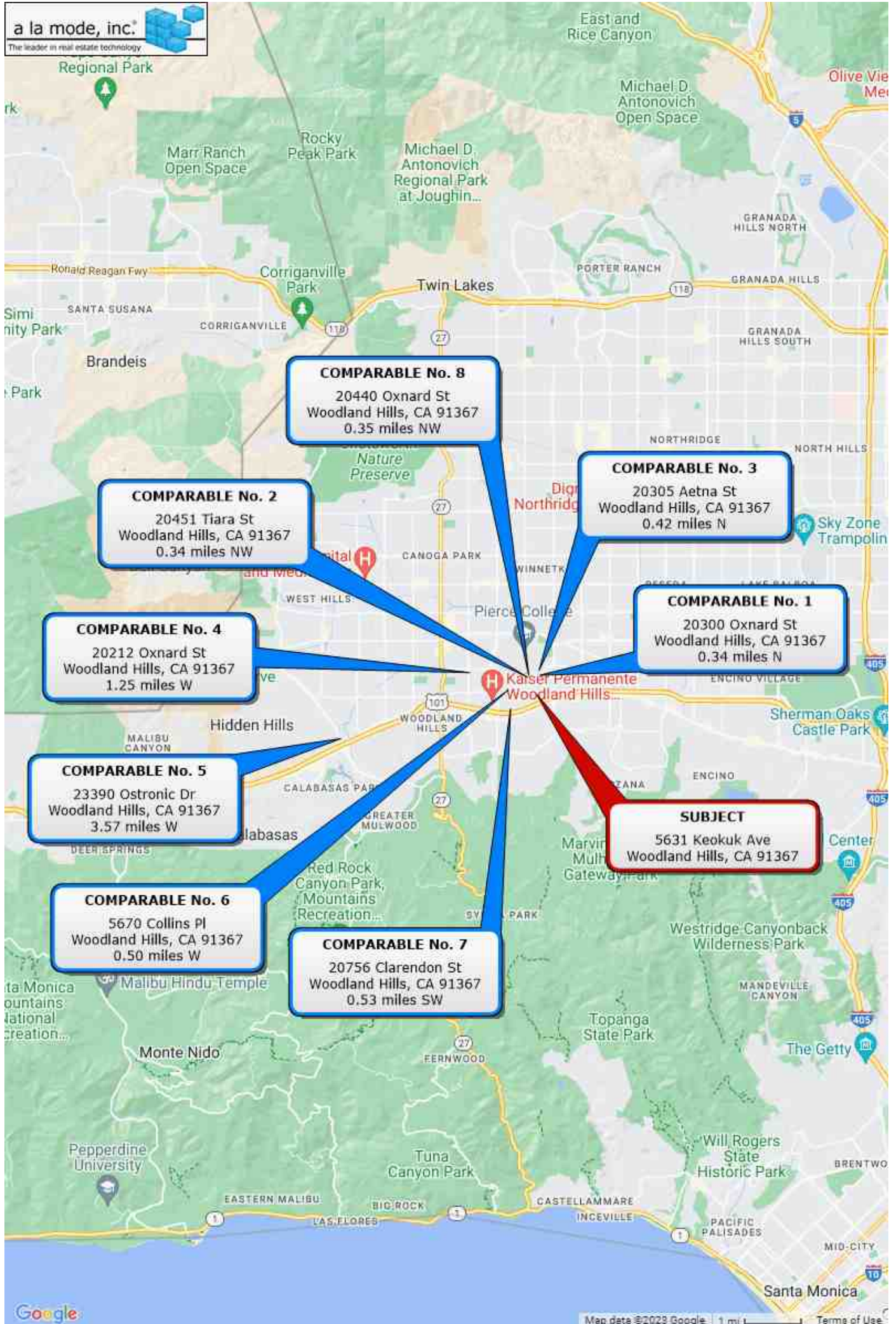
Plat Map

Borrower	Redwood Holdings LLC				
Property Address	5631 Keokuk Ave				
City	Woodland Hills	County	Los Angeles	State	CA
Lender/Client	Wedgewood Inc.				
				Zip Code	91367



Location Map

Borrower	Redwood Holdings LLC			
Property Address	5631 Keokuk Ave			
City	Woodland Hills	County Los Angeles	State CA	Zip Code 91367
Lender/Client	Wedgewood Inc.			



Flood Map

Borrower	Redwood Holdings LLC				
Property Address	5631 Keokuk Ave				
City	Woodland Hills	County	Los Angeles	State	CA
Lender/Client	Wedgewood Inc.	Zip Code	91367		

- < BACK
- PROPERTY DETAILS
- COMPARABLES
- MARKET TRENDS
- NEIGHBORS
- NEIGHBORHOOD PROFILE
- ASSESSOR MAP

STANDARD FLOOD MAP **UPGRADE FLOOD MAP REPORT**

Standard Flood Map

Report Generated June 2, 2023 12:00 AM GMT-7

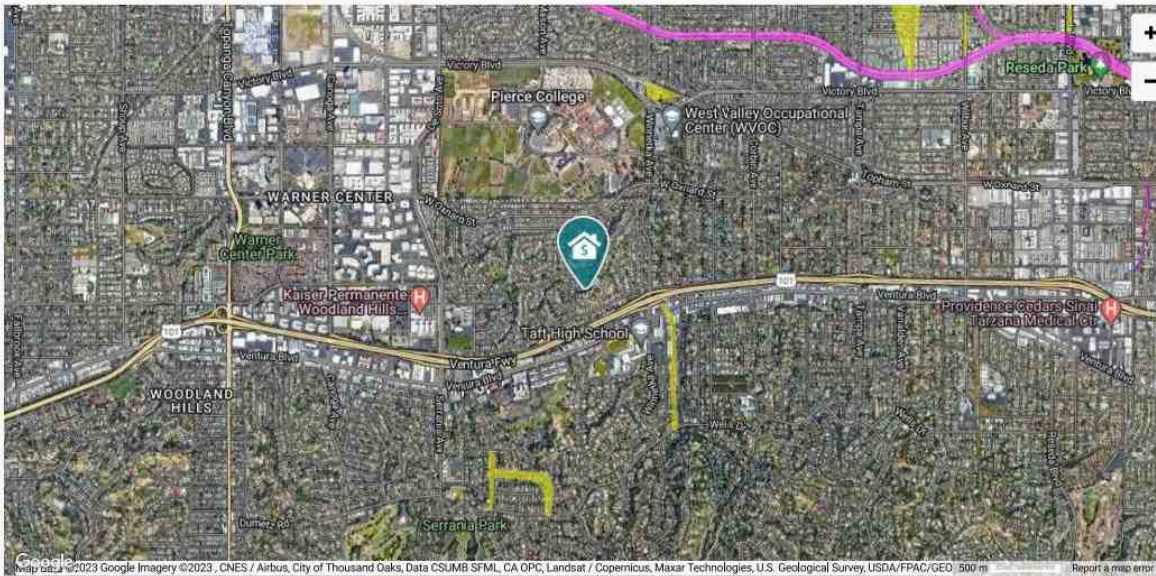
Flood Zone Determination ⓘ

Flood Zone Determination

OUT

Flood Zone Legend ⓘ

- X500 or BZone
- A Zone
- V Zone
- D Zone
- Floodway
- Coastal Barrier Resource Area
- Subject Property



Special Flood Hazard Area (SFHA)

OUT

Flood Zone Code

X

FIPS Code

06037

Community Participation Status

R - Regular

Panel Date

September, 26, 2008

Elevation for 100 yr Flood Panel

6620 ft

County

Los Angeles

Community Name

Los Angeles, City Of

Community Number - Map Panel Ref

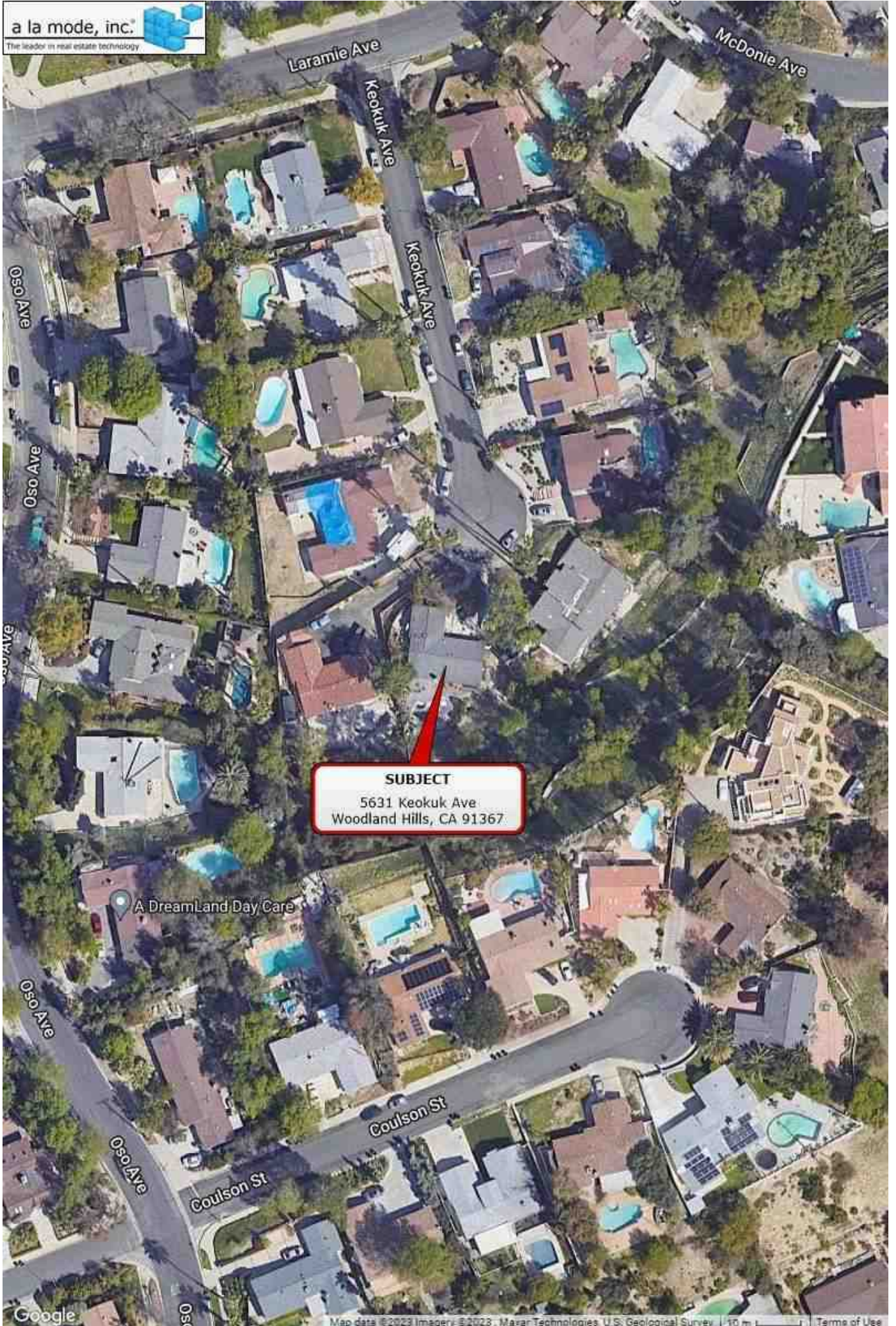
060137-1290F

Original Panel Firm Date

December, 2, 1980

Aerial Map

Borrower	Redwood Holdings LLC				
Property Address	5631 Keokuk Ave				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91367
Lender/Client	Wedgewood Inc.				



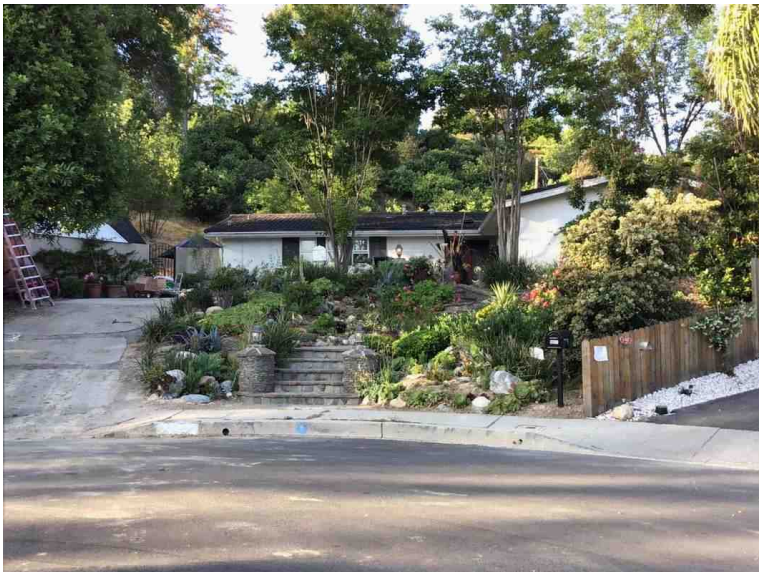
Subject Photo Page

Borrower	Redwood Holdings LLC				
Property Address	5631 Keokuk Ave				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91367
Lender/Client	Wedgewood Inc.				



Subject Front

5631 Keokuk Ave
Sales Price
Gross Living Area 1,404
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View B;Woods;
Site 21890 sf
Quality Q3
Age 64



Subject Rear



Subject Street

Photograph Addendum

Borrower	Redwood Holdings LLC						
Property Address	5631 Keokuk Ave						
City	Woodland Hills	County	Los Angeles	State	CA	Zip Code	91367
Lender/Client	Wedgewood Inc.						



Cul-de-sac Street



Subject backs upslope/ Wooded surroundings



Street looking South



Curb address washed away

Comparable Photo Page

Borrower	Redwood Holdings LLC			
Property Address	5631 Keokuk Ave			
City	Woodland Hills	County	Los Angeles	State CA Zip Code 91367
Lender/Client	Wedgewood Inc.			



Comparable 1

20300 Oxnard St	
Prox. to Subject	0.34 miles N
Sale Price	1,000,000
Gross Living Area	1,496
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	A;BsyRd;
View	N;Res;
Site	8998 sf
Quality	Q3
Age	66



Comparable 2

20451 Tiara St	
Prox. to Subject	0.34 miles NW
Sale Price	1,050,000
Gross Living Area	1,430
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	B;Woods;
Site	8690 sf
Quality	Q3
Age	66



Comparable 3

20305 Aetna St	
Prox. to Subject	0.42 miles N
Sale Price	1,025,000
Gross Living Area	1,653
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	B;Woods;
Site	9240 sf
Quality	Q3
Age	66

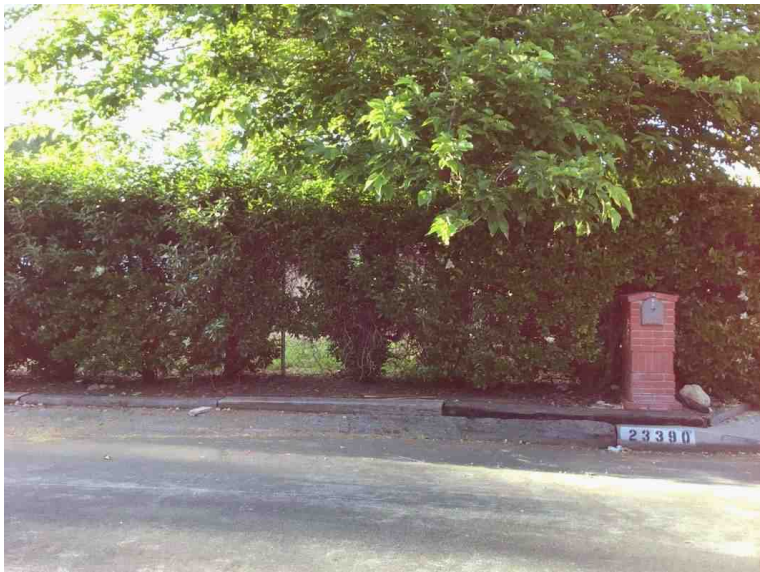
Comparable Photo Page

Borrower	Redwood Holdings LLC				
Property Address	5631 Keokuk Ave				
City	Woodland Hills	County	Los Angeles	State	CA
Lender/Client	Wedgewood Inc.				
				Zip Code	91367



Comparable 4

20212 Oxnard St	
Prox. to Subject	1.25 miles W
Sale Price	1,040,000
Gross Living Area	1,751
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	A;BsyRd;
View	B;Woods;
Site	8354 sf
Quality	Q3
Age	66



Comparable 5

23390 Ostronic Dr	
Prox. to Subject	3.57 miles W
Sale Price	999,000
Gross Living Area	1,285
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2.0
Location	B;Gated ;
View	N;Res;
Site	18006 sf
Quality	Q3
Age	72



Comparable 6

5670 Collins Pl	
Prox. to Subject	0.50 miles W
Sale Price	1,250,000
Gross Living Area	2,311
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	B;Mtn;
Site	30409 sf
Quality	Q3
Age	61

Comparable Photo Page

Borrower	Redwood Holdings LLC				
Property Address	5631 Keokuk Ave				
City	Woodland Hills	County	Los Angeles	State	CA
Lender/Client	Wedgewood Inc.				
				Zip Code	91367



Comparable 7

20756 Clarendon St
 Prox. to Subject 0.53 miles SW
 Sale Price 1,045,000
 Gross Living Area 1,404
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 7501 sf
 Quality Q3
 Age 64



Comparable 8

20440 Oxnard St
 Prox. to Subject 0.35 miles NW
 Sale Price 1,069,000
 Gross Living Area 1,788
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location A;BsyRd;
 View B;Woods;
 Site 9776 sf
 Quality Q3
 Age 64

Comparable 9

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

MLS Photograph Addendum

Borrower	Redwood Holdings LLC						
Property Address	5631 Keokuk Ave						
City	Woodland Hills	County	Los Angeles	State	CA	Zip Code	91367
Lender/Client	Wedgewood Inc.						



20212 Oxnard St



20451 Tiara St



23390 Ostronic Dr



5670 Collins Pl



20756 Clarendon St

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

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

C2

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

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.

C4

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

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.

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.

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.

Q3

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

Q4

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count


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

Example:

3.2 indicates three full baths and two half baths.

2024' CA License

Borrower	Redwood Holdings LLC		
Property Address	5631 Keokuk Ave		
City	Woodland Hills	County	Los Angeles
		State	CA
		Zip Code	91367
Lender/Client	Wedgewood Inc.		



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

Robert Bronley

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

“Certified General 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: AG 004659

Effective Date: September 27, 2022
Date Expires: September 26, 2024

Loretta Dillon
Loretta Dillon, Deputy Bureau Chief, BREA

3066731

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

E and O 2023

Borrower	Redwood Holdings LLC						
Property Address	5631 Keokuk Ave						
City	Woodland Hills	County	Los Angeles	State	CA	Zip Code	91367
Lender/Client	Wedgewood Inc.						



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

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

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

Great American Assurance Company

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

Policy Number: **RAP4113770-22**

Renewal of: **RAP4113770-21**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. **Named Insured:** **Robert Bronley**

Item 2. **Address:** **4037 Phelan Rd. Suite A169**

City, State, Zip Code: **Phelan, CA 92371**

Item 3. **Policy Period:** From **12/10/2022** To **12/10/2023**
(Month, Day, Year) (Month, Day, Year)

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

Item 4. **Limits of Liability:**

- A. \$ **500,000** **Damages** Limit of Liability – Each Claim
- B. \$ **500,000** **Claim Expenses** Limit of Liability – Each Claim
- C. \$ **1,000,000** **Damages** Limit of Liability – Policy Aggregate
- D. \$ **1,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible** (Inclusive of **Claim Expenses**):

- A. \$ **500** Each Claim
- B. \$ **1,000** Aggregate

Item 6. **Premium:** \$ **835.00**

Item 7. **Retroactive Date** (if applicable): **12/10/1991**

Item 8. **Forms, Notices and Endorsements attached:**

D42100 (03/15) D42300 CA (10/13) IL7324 (08/12)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Rebecca A. Magnuson
Authorized Representative