George Hernandez

File No. 53856 Page # 1 of 23

## **Exterior-Only Inspection Residential Appraisal Report**

53856 File# 20230724

Г	The purpose	e of this sur	nmary appraisal repo	rt is to pr	ovide the	lender/clien	t with an	accurate,	and adeq	uately	support	ed, opin	nion of 1	the mar	ket value	of the	subject pro	operty.
	Property Addr							City				,		State		Zip Code		
		001	W Jane Ct			Owner of Pu	hlic Docord		Upland					County	CA		91786	
	Legal Descrip	Redwood H				OWING OF E	iblic Hoodiu	Co	nner					Odunty	San	Bernard	ino	
		- IIuc	t 8923 Lot 10					Tavel	·					D F Te	6			
	Assessor's Pa		045-012-18-000	)				Tax Y	2022					R.E. Ta		1,498		
F	Neighborhood		oland					Мар	Reference	34.	11894		.663142	Census	Tract	0008.18		
SUBJEC	Occupant	Owner [	Tenant Vac			Special Ass		0				PUI	D HOA	<sup>\$</sup> 0		per year	per r	month
Ж	Property Righ	nts Appraised	Fee Simple	Leasehol	d	Other (desi	cribe)											
0,	Assignment T	Type F	urchase Transaction	Refin	ance Transacti	ion	Other	(describe)	Servic	ing								
	Lender/Client	Wedge	wood Inc			Address	2015	Manha	ttan Beac	h Bl	vd. Su	ite 10	0. Redo	ndo B	each. C	A 9027	8	
	Is the subject		offered for sale or has it be	een offered for sa	le in the twelve	e months pri					,		•,				No	
	Report data s	source(s) used, offer	ing price(s), and date(s).		CRM	II S											7	
		.,			Ortivi	iLO												
	I did	did not anal	ze the contract for sale for	or the subject nur	rhase transact	tion Eynlain	the results of	the analysis	of the contract	for sale	or why ti	he analysis	s was not					
	performed.	uid flot affai	720 the contract for sale it	n the subject pur	onasc nansaci	uon. Explain	tilo rosults or	tiit ailaiyolo	or the contract	ioi saic	or writy ti	no anaiyon	o was not					
	pononnou.																	
ᅜ	0		D											D 0				
Ϋ́	Contract Price		Date of Contr				erty seller the					Yes	No	Data Sou	rce(s)			_
CONTRAC			loan charges, sale conces		vnpayment as:	sistance, etc	.) to be paid b	y any party o	in behalf of the	borrow	/er?						Yes	No
Ö	If Yes, report	the total dollar amo	unt and describe the items	to be paid.														
	Note: Race a	and the racial comp	osition of the neighborh	ood are not app	raisal factors	B.												
		<u> </u>	ood Characteristics				One-	Unit Housing	Trends				One	-Unit Hou	ısina	Dre	esent Land Use	a %
	1 4'			1 D1	Dona e de Ma	F					1 Declinio			-01111 1101			Social Land Ood	
	Location	Urban	Suburban	Rural	Property Va		Increasing				Declinin	-	PRICE		AGE	One-Unit		85 %
		Over 75%	25-75%	Under 25%	Demand/Su	··· <u>v</u>	Shortage		In Balance		Over Su		\$ (000)		(yrs)	2-4 Unit		5 %
0	Growth	Rapid	Stable	Slow	Marketing T	Time [	Under 3 r	nths	3-6 mths		Over 6	mths	435	Low	5	Multi-Far	nily	5 %
오	Neighborhood	d Boundaries	210 Freewa	v to the No	rth. Foot	hill Blvd	to the S	outh					1,950	High	96	Commer	cial	5 %
ő	Benson	Ave to the V	Vest and Campu										856	Pred.	52	Other		0 %
Ë	Neighborhood		The subject			Unland	and has	the 210	Freewor	to th	he nor	th whi					reewove .	
ĕ						•												anu
_			Homes reflect a			aintenai	nce; iveig	gnborno	оа гепеси	s ave	erage	marke	tability;	iveign	pornoo	a is with	in close	
			ences and emplo		nters.													
			port for the above conclus						ble in valu									
	interest r	rates values l	nave been stable	in the last	6 to 12 n	nonths.	Conventi	onal and	FHA fina	ncing	g is typ	oical fo	r the are	a. All	data sou	urces ind	cluding	
	CRMLS:	show stable	values in the last	6 months f	or similar	r propert	ies.											
	Dimensions	See attach	ned Plat map			Area -	14178 sf		S	hape	Irreg	ular			View N	l;Res;		
	Specific Zonir	ng Classification	RS -10			Zoning D	escription	Single	Family R	Resid	lential							
	Zoning Comp	oliance 🔀 L	egal Legal Nonc	onforming (Grand	fathered Use)	)	No Zo	ning	Illegal (descri	ibe)								
	Is the highest	t and best use of su	ject property as improved	d (or as proposed	per plans and	d specification	ins) the preser	nt use?				$\nabla$	Yes	No	If No, desc	cribe	The existing	
	imanentana	anto ara lagallu	normittad physically	nassible fine	naially face	aible and s		radiiatii.a	tharafara th		ont use			norty in	the bight			
	Utilities		permitted, physically her (describe)	possible, fina	incially teas	sible and i Publi		describe)	therefore the	e curre			ubject pro ments - Type		tne nigne	est and be Pub		nto.
	Electricity		nier (describe)		Water		t other (	uescribe)			Street			•				7
SITE			=				<u> </u>					Asp					<u> </u>	
S	Gas				Sanitary Sewe						Alley	Non	e			L		
		ıl Flood Hazard Area	Yes		MA Flood Zor			FEMA I		)607°	1C860	06H		ŀ	EMA Map [	Date C	8/28/2008	8
			vements typical for the ma			$\boxtimes$	<u> </u>		lo, describe									
	Are there any	adverse site condit	ons or external factors (ea	asements, encroa	chments, envi	ironmental c	onditions, land	l uses, etc.)?						Yes	⊠ No	If Yes, des	cribe	
	The sub	ject is near t	o schools and p	arks, howe	ver noise	e was n	ot heard	from sul	oject, the	refore	e is no	ot close	e enoug	h to h	ave an	effect o	n value or	r
	marketa	-	•	<u> </u>														
		,																
	Source(s) Usi	ed for Physical Cha	acteristics of Property		Appraisa	al Files	MLS	⊠ As	sessment and	Tax Rec	cords	Г	Prior Ins	pection		Property Ov	/ner	
	Other (d	describe) Do	real Quest						urce for Gross					-				
	<u>∠</u>	General Desc	rcel Quest		General Des	scription			ating/Cooling				Parcel C	เนธอเ	JUDIIC K		Storage	
	Unite N		•	Conords		Crawl Sp.	200		<b>.</b> .		N				More			
	Units 🔀		th Accessory Unit	Concrete				FWA Dadies	HWBB		<u> </u>	Fireplac		1	None		# 44 0	
	# of Stories	2		Full Base		Finish		Radian	l		<u> </u> _		tove(s) #	0	Drive		# of Cars	3
	Type 🔀		S-Det./End Unit	Partial Ba	sement	Finish	ned	Other			$\triangleright$	<u> </u>	eck co	over	Driveway S		Concr	rete
	Existing	Proposed	Under Const.	Exterior Walls		Stucco		Fuel	Gas		$\geq$	Porch	Cover		Gara	ge	# of Cars	3
	Design (Style)	Ranc	h	Roof Surface		CompS	Shl	Central	Air Conditionir	ng		Pool	None		Carpo	ort	# of Cars	0
	Year Built	1974		Gutters & Dow	nspouts	Adea.	over han	Individ	ual		$\overline{\Sigma}$	Fence	Wood		Attac	hed	Detached	
	Effective Age			Window Type			um/Avg	Other			Ė	-	None		Built-	in		
	Appliances	Refrigerator	Range/Oven	Dishwa	sher 🔀	-		rowave	Washer/	Drver		Other (de						
		above grade contai					Bedrooms			•				East of C	roce Living	Area Above	Grado	
S		•		8 Rooms								2,27	_					
ENTS	Additional lea	atures (special energ	y efficient items, etc.)		None no	oted at t	ime of in	spection	, which e	xcee	d the	typical	or aver	age h	ome in	the area	а	
/ΕΜ																		
õ	Describe the	condition of the pro	perty and data source(s) (	including apparer	t needed repa	airs, deteriora	tion, renovation	ons, remodeli	ng, etc.).					C4;Si	nce this	s is a dr	ive by	
MP	appraisa	al the interior	of the subject w	as not ent	ered. It is	s assum	ed that i	t is in av	erage coi	nditic	on and	that r	no majoi	r dama	age exis	st. This	appraisal	is
	not for F	annie or Fre	ddie purposes t	herefore co	ndition is	s consid	dered to I	be avera	ige. An E	xtrao	ordina	ry Assı	umption	is ma	de that	the Sub	oject's	
			ics, which were						-			•	•					
	рторону	011010010110		00101110011	om rax		0 0000.	u									, o,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Are there any	annarent physical of	leficiencies or adverse cor	nditions that affect	t the livability	soundness	or structural i	ntearity of the	e nronerty?					Г	Yes	No No		
	If Yes, describ			oo undt antib	. are arecomely,	Journal 1000,	octoocutal I	vg-rty UI till	. A. ohoriù :					L	F	△ '''		
	ii tes, descri	UG.																
	Does the prop	perty generally conf	orm to the neighborhood (	functional utility,	style, conditio	n, use, cons	truction, etc.)	?				$\boxtimes$	Yes	No If N	o, describe.			

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															2020	0124		
There are 5 comparable	prope	rties curr	rently of	ffered f	for sale	in t	he subjec	t neighborhoo	d rang	ing in	price	from \$	799,900		to \$	1,0	00,000	
There are 71 comparable	sales	in the	subject	neighbo	rhood v	within t	he past	twelve months	s rangir	ıg in s	ale prio	ce from	\$ 550,00	n			,020,00	n .
FEATURE	$\overline{}$	SUBJECT	Г		CO	MPARAB	LE SALE #	1		CON	MPARABI	LE SALE #	2		CO	MPARABI	E SALE # 3	
Address 891 W Jane Ct				1713	N Uki	ah M	21/		Q71 [	Emily C	٠,			173/	N Val	loio M	lov	
OST W danc Ot	20						•			•				1		•	•	
Upland, CA 9178	jb				nd, CA		34		_	nd, CA		66		_	nd, CA		4	
Proximity to Subject	-			0.53	miles	NE_			0.07	miles I	NE			0.57	miles	NE		
Sale Price	\$						\$	940,000				\$	877,000				\$	950,000
Sale Price/Gross Liv. Area	\$		sq.ft.	\$ ;	376.60	) sq.ft.			\$ .	440.93	sq.ft.			\$ .	483.2°	sq.ft.		
Data Source(s)				CRM	LS#C	1/2304	18946;C	OM 31	CRM	LS#C\	/2308	9201;C	OM 6	CRM	LS#C	V2307	9485;D0	OM 10
Verification Source(s)					13277		100+0,L	OWIOI				JJZ0 1,L	OIVI O				0400,D	OIVI 10
VALUE ADJUSTMENTS	_	DESCRIPTION	ON		ESCRIPTION		1/10	Adjustment		15974 ESCRIPTIO		.()	Adjustment		16233 ESCRIPTION		./\¢/	Adjustment
	_	DESCRIPTIO	UN	Di	ESURIPTIC	JIN	+(-) \$	Aujustment	_		JIN	+(-) \$	Adjustment	U	ESURIPTIO	JIN	+(-) \$ /	Adjustment
Sales or Financing				ArmL	.th				ArmL	.th				ArmL	.th			
Concessions				Conv	';O				Conv	';O				Cash	;0			
Date of Sale/Time					23;c05	/23				23;c06/	/23			506/2	23;c06	/23		
Location	N;R			N;Re					N;Re					N;Re		, 20		
Leasehold/Fee Simple																		
· · · · · · · · · · · · · · · · · · ·		Simple	3		Simple	;				Simple	:				Simple	;		
Site	141	78 sf		1508	0 sf			0	9984	sf			+12,582	1508	0 sf			0
View	N;R	es;		N;Re	s;				N;Re	s;				N;Re	s;	1		
Design (Style)		:Ranch	n		Ranch	1				Ranch			0		Ranch	,		0
Quality of Construction	Q4	, ranoi	-		Tarior				Q4	ranon				Q4	i tarioi			- 0
Actual Age				Q4														
-	49			54				0	48				0	55				0
Condition	C4			C4					C4					C3				-60,000
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		-5,000	Total	Bdrms.	Baths			Total	Bdrms.	Baths		
Room Count	8	4	2.1	9	5	3.0		-5,000		4	2.0		+5,000	8	4	2.0		+5,000
Gross Living Area	_		_		2.496										-			
•	-	2,272	<u>r</u> oq.ii.		2,496	) oq.ii.	-	-16,800		1,989	oy.it.		+21,225		1,966	) <sup>34.11.</sup>		+22,950
Basement & Finished	0sf			0sf					0sf					0sf				
Rooms Below Grade																		
Functional Utility	Con	forms \	Yes	Confe	orms \	⁄es			Conf	orms Y	es/			Conf	orms \	⁄es		
Heating/Cooling		/Cac		Fau/0					Fau/0					Fau/0				
	+																	
Cherry Enicient items	Non			None					None					None				
Garage/Carport	3ga	3dw		3ga3	dw				3ga3	dw				3ga3	dw			
Porch/Patio/Deck	Por	ch/Patio	o '	Porch	n/Patio	)			Porcl	n/Patio	)			Porcl	n/Patio	)		
Š																		
2	1																	
<u> </u>																		
O Net Adjustment (Tetal)				_		_	•				_	•					•	
Bergy Efficient Items Garage/Carport Porch/Patio/Deck  Net Adjustment (Total)  Adjusted Sale Price  of Comparables				$\sqcup$	+ [	☑ -	\$	-26,800			-	\$	38,807		+ [	☑ -	\$	-32,050
Adjusted Sale Price				Net Adj.		2.9 %			Net Adj.		4.4 %			Net Adj.		3.4 %		
of Comparables				Gross A	dj.	2.9 %	\$	913,200	Gross A	di	4.4 %	s	915,807	Gross A	di.	0/	\$	
or comparables								913.200	1 0000 71	uj.	4.4 "	· ·	915.807	0.00071	uj.	9.3 %	Ÿ	917.950
	sale or t	ransfer histo	ory of the	subject p	roperty ar				0100071	uj.	4.4 ~	*	915,807	0.0007	uj.	9.3 %	*	917,950
	sale or t	ransfer hist	ory of the	subject p	roperty ar				uioso /i	uj.	4.4 ~		915,807	uroso / i	uj.	9.3 %		917,950
·	sale or t	ransfer hist	ory of the	subject p	roperty ar				uios A	<b></b>	4.4 ~	<u> </u>	915,807	0.0007	uj.	9.3 %		917,950
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53856 File# 20230724

Intended Use/Intended User:		
The Intended User of this appraisal report is the Lender/Client. The intended user	• • • • • • • • • • • • • • • • • • • •	
is to evaluate the property that is the subject of this appraisal for market value	, for servicing the current loan, subject to the stated Scope of Work, purpos	se
of the appraisal, reporting requirements of this appraisal report form, and Defin	nition of Market Value. No additional Intended Users are identified by the	
appraiser. The appraiser was asked to provide the current market value for the	e subject property.	
Scope of Work:		
The subject property was inspected from the street as of the day of the apprai	sal report. The following databases were utilized to confirm subject propert	y
data, and comparable data: Parcel Quest/MLS. Comparables were chosen to	reflect the subject property's characteristics. Characteristics such as gross	
livable area, number of bedrooms, number of bathrooms, year built, lot size, e	tc. were examined. The existing market conditions were also researched to	)
determine marketing exposure (see Marketing Conditions). Supply and deman		
on page one of the 2055 form. The final value conclusion is a function of the a	- · · · · · · · · · · · · · · · · · · ·	
sales comparison approach. Marshal and Swift Cost Manual was utilized in de	·	
subject property is a single family residence, therefore not appropriate and no		
Market Conditions: According to CRMLS data, values in the subject's City ha		-d
necessary for comparables within 12 months. This stable market is due to the	·	,u
market is supported with median sales in city(see market direction attac	ned to this report).	
Sales Comparison Approach:	as & America cook as assess soons beating and cooking forming	
Adjustments: GLA is adjusted at \$75 per sq ft. Lot is adjusted at \$3 per s		
garage/carport are based on what a typical buyer would pay in this market. All		
analysis and are considered typical for this market area. Gross living area ad		S
gross living area. Lot /Site adjustments are only made if comparable is +/- 3,0	00 Sq Ft of the subject's lot size. Age adjustments are not made since all	
comparable sales are considered to be similar in effective age.		
The search parameters used for the subject were within 1 mile of subject, 20%	6 of the subjects GLA, 6 months, this resulted in 24 comparable sales. Of	
these comparable the appraiser chose comparables which were close in term	s of GLA, distance and which were recent. Comparable properties utilized a	are
the most recent available at the time of inspection and closest in terms of dista	ance and are in similar condition to the subject. Comparables were chosen	
because the properties characteristics such as Gross Livable Area, Bedroom	count, Bathroom count, Lot Size, year built, etcclosely matched that of the	е
subject property. All homes reflect average care and maintenance.		
FEMA: The subject has not been effected by the recent wildfires, flooding, mu	dflows, and debris flows. It is far away from any of the effected areas.	
Subject Market area remains stable despite the prior Covid 19 pandemic. No		d
listings are not being removed. This area is not under "stay at home orders" m		
not had any negative impact on local real estate market.	social services and services are said norming. Surround, the particular has	
not had any nogative impact on local roal estate market.		
Clear Capital California AMC Registration Number - AMC-1256.		
Clear Capital Camornia Aino Registration Number - Aino-1250.		
COST ADDROACH TO VALUE	: (not required by Ennie Mac)	
	(not required by Fannie Mae)	
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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)	The site value is determined by the extraction	
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53856 File # 20230724

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

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

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

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

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

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

DEFINITION OF MARKET VALUE:

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

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

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: to the following assumptions and limiting conditions:

The appraiser's certification in this report is subject

- 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 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 assessment of the property.
- 5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that

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

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Exterior-Only Inspection	Residential Appraisal Report 53856 File # 20230724
20. I identified the lender/client in this appraisal report who is ordered and will receive this appraisal report.	the individual, organization, or agent for the organization that
	consent. Such consent must be obtained before this appraisal
22. I am aware that any disclosure or distribution of this appra laws and regulations. Further, I am also subject to the provi- that pertain to disclosure or distribution by me.	aisal report by me or the lender/client may be subject to certain sions of the Uniform Standards of Professional Appraisal Practice
23. The borrower, another lender at the request of the borrow insurers, government sponsored enterprises, and other secondary of any mortgage finance transaction that involves any one or management of the control of the secondary of the control o	er, the mortgagee or its successors and assigns, mortgage market participants may rely on this appraisal report as part nore of these parties.
defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sig	record" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this ynature, the appraisal report shall be as effective, enforceable and elivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in criminal penalties including, but not limited to, fine or imprisor Code, Section 1001, et seq., or similar state laws.	this appraisal report may result in civil liability and/or nment or both under the provisions of Title 18, United States
SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisor	ory Appraiser certifies and agrees that:
I directly supervised the appraiser for this appraisal assignmen analysis, opinions, statements, conclusions, and the appraise	
2. I accept full responsibility for the contents of this appraisal statements, conclusions, and the appraiser's certification.	report including, but not limited to, the appraiser's analysis, opinions,
· · · · · · · · · · · · · · · · · · ·	sub-contractor or an employee of the supervisory appraiser (or the ceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards promulgated by the Appraisal Standards Board of The Appraisal report was prepared.	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal
defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign	ecord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this lature, the appraisal report shall be as effective, enforceable and elivered containing my original hand written signature.
APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature 40 12	Signature
Name George A Hernandez  Company Name Performance Appraisal	Name Company Name
Company Name         Performance Appraisal           Company Address         2611 W Windhaven Dr	Company Address
Rialto, CA 92377-3699	
Telephone Number (909) 838-0266	Telephone Number
Email Address hernandez.george@gmail.com	Email Address
Date of Signature and Report 07/27/2023	Date of Signature
Effective Date of Appraisal 07/26/2023	State Certification #
State Certification # AR038128 or State License #	or State License # State
or Other (describe) State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License <u>08/25/2023</u>	SUBJECT PROPERTY
ADDRESS OF DECEMENT ADDRAIGED	Did not inspect exterior of subject property
ADDRESS OF PROPERTY APPRAISED	Did inspect exterior of subject property from street
891 W Jane Ct Upland, CA 91786	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 915,000	

LENDER/CLIENT

Name Clear Capital

Company Name

Email Address

Company Address

Wedgewood Inc

2015 Manhattan Beach Blvd, Suite 100,

Redondo Beach, CA 90278

COMPARABLE SALES

Date of Inspection

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

File No. 53856 Page # 7 of 23

## **Exterior-Only Inspection Residential Appraisal Report**

53856 File # 20230724

FEATURE		OLID IEOT	-		00	MDADAD	IFONE " .	_		001	MADADADI	FOME #	_			MADADADI	FONE #		-
FEATURE		SUBJECT			CO	MPAKAB	LE SALE # 4			CUI	MPARABLI	E SALE #	5		CO	MPAKABL	E SALE #	6	
Address 891 W Jane Ct				1646	N La	urel A	ve		1239	Rugb	y Way	,							
Upland, CA 9178	6			Unla	nd, C	4 917	84				9178								
Proximity to Subject					miles		<u> </u>		_	miles									
Sale Price	\$			0.07	miles	INE	10		0.03	miles		\$					\$		
								95,000				Þ	960,000				φ.		_
Sale Price/Gross Liv. Area	\$		sq.ft.	\$	396.1	O sq.ft	-		\$ 4	412.73	3 sq.ft.			\$		sq.ft.			
Data Source(s)				CRM	ILS#C	V231	25989;DOM	12	CRM	LS#W	/S2313	35100;D	OM 1						
Verification Source(s)					oc Fo		-,			oc Fo		, _							
VALUE ADJUSTMENTS		DESCRIPTION	ON		ESCRIPTI		+(-) \$ Adjust			ESCRIPTION TO SECOND TO SE		+(-) \$ 1	Adjustment	-	DESCRIPTI	ON	+(-)	\$ Adjustment	
Sales or Financing						J.,	. ( ) \$ Aujust					· (') Ψ F	juoumont	+ '	U U I I I I		- (-)	+ / rajaoumont	_
· ·				Listir	ng				Listin	ıg									
Concessions																			
Date of Sale/Time				c07/2	23				Activ										_
Location	N;R	00.		N;Re					N;Re										_
Leasehold/Fee Simple							+												-
·		Simple	9		Simple	е				Simple	9								_
Site	141	78 sf		2050	00 sf		-1	18,966	1307	9 sf			0						
View	N;R	es;		N;Re	es;				N;Re	s;									
Design (Style)		:Ranch			Rancl					, Rancl	n		0						
Quality of Construction	Q4	.,,	•	Q4			<b>†</b>		Q4		•								
							+						-				-		_
Actual Age	49			65			1	0	52				0						_
Condition	C4			C4					C3				-60,000						
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	+	-5,000	Total	Bdrms.	Baths		-5,000	Total	Bdrms.	Baths			
Room Count	8	4	2.1	7	3	2.1		0,000	9	5	3.0		-5,000	_					_
Gross Living Area	-			<del>- '</del> -			<del>  .</del>		J						1	sq.ft.			_
•	-	2,272	sq.ft.		2,51	2 sq.ft	-1	18,000		2,326	3 sq.ft.		0	-		<b>ડપ્</b> .ાદે.			
Basement & Finished	0sf			0sf					0sf										
Rooms Below Grade																			
Functional Utility	Con	forms `	Yes	Conf	orms	Yes			Conf	orms `	Yes								
Heating/Cooling			. 03			, 53	+				. 03								
		/Cac		Fau/			+		Fau/0										
Energy Efficient Items	Non	е		None	Э					Owne	ed		-5,000						
Garage/Carport	3ga	3dw		2ga2	dw		+1	10,000	2ga2	dw			+10,000						
Porch/Patio/Deck		ch/Patio	0		h/Pati	0				n/Patio	0								
	. 510	all	_	. 510	.,,		1		. 0,01	.,. au	-								
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							1							_			-		
	L																		
Net Adjustment (Total)					+	<del>7</del> -	\$ -2	21,966		+ [	Ⅺ -	\$	-65,000		+	-	\$		
Adjusted Sale Price				Net Adj.		2.2 %			Net Adj.	. <u>k</u>	6.8 %		55,550	Net Adj	<u> </u>	- %			
of Comparables				Gross A			¢ -			di		¢	00=			%	\$		
		de e e			•	5.2 %		73,034			8.9 %		895,000	uruss /	nuj.	70	Ψ		
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Report the results of the research and anal	,,0.0 0.		S	UBJECT	,	subject pi		ABLE SALE		.	- 1	COMPARABL	E SALE #	5	Τ	COMPA	RABLE SAL	-E# 6	
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## **Market Conditions Addendum to the Appraisal Report**

File No. 53856 Page # 8 of 23 53856

53856 lo. 20230724

he 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 eighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009. Property Address State CA ZIP Code 91786 891 W Jane Ct Redwood Holdings LLC nstructions: 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. Prior 7-12 Months ventory Analysis Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Increasing 1 Stable Declinina 47 15 Stable Absorption Rate (Total Sales/Months) Increasing Declining 7.83 3 5 Stable Total # of Comparable Active Listings Declinina Increasing 4 3 5 Stable Months of Housing Supply (Total Listings/Ab.Rate) Declining Increasing 0.51 Median Sale & List Price, DOM, Sale/List % Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Median Comparable Sale Price Increasing Stable Declining \$800,000 \$814,500 \$860,000 Stable Increasing Median Comparable Sales Days on Market Declining 25 11 10 Stable Declining Median Comparable List Price Increasing \$784,950 \$865,000 \$960,000 Median Comparable Listings Days on Market Declining Stable Increasing 46 30 12 Median Sale Price as % of List Price Increasing Stable Declining 100.11 99.34 100 Seller-(developer, builder, etc.)paid financial assistance prevalent? Declining 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 The CRMLS MLS indicates there were 71 closed sales during the past 12 months and 22 of those sales contained seller concessions which is 31% of the total transactions in this market area. Prior Months 7-12: 47 Sales; 16 with concessions; 34% of sales for this period. 4-6: 9 Sales; 2 with concessions; 22% of sales for this period. 0-3: 15 Sales; 4 with concessions; 27% of sales for this period. The concessions ranged between \$600 and \$32,700. The median concession amount is \$9,980. 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 CRMLS MLS indicates there were 71 closed sales during the past 12 months and 2 of those sales were either foreclosures or short sales which is 3% of the total transactions in this market area. Prior Months 7-12: 47 Sales; 2 foreclosures or short sales; 4% of sales for this period. 4-6: 9 Sales; 0 foreclosures or short sales; 0% of sales for this period. 0-3: 15 Sales; 0 foreclosures or short sales; 0% of sales for this period. Cite data sources for above information The CRMLS MLS was the data source used to complete the Market Conditions Addendum. Effective Date: Tuesday, July 25, 2023 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 As seen above the market trend has been relatively stable in the last year which may be due to lower prices, low interest rates and a shortage of listings. Local MLS is used to provide this information. All appraiser data supports a stable market in the last 6 months. Trends above are considered stable if change from 4-6 months to current is between 90% & 110%, considered declining if less than 90% and increasing if greater than 110%. Shortage of listings is Supported with current MLS data Due to a lack of comparable sales in the area the above statistics are not reliable. The stable market is supported with local MLS and most other data sources including Data Quick. This area with a larger sample size(not comparables but sales in the area)does support a stable market Project Name If the subject is a unit in a condominium or cooperative project, complete the following: Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Subject Project Data Total # of Comparable Sales (Settled) Increasing Stable Declining Absorption Rate (Total Sales/Months) Stable Declining Increasing Declining Stable Total # of Active Comparable Listings Increasing Months of Unit Supply (Total Listings/Ab.Rate) Declining Stable Increasing Are foreclosure sales (REO sales) a factor in the project? If yes, indicate the number of REO listings and explain the trends in listings and sales of oreclosed properties. Summarize the above trends and address the impact on the subject unit and project. Signature Signature Supervisory Appraiser Name Appraiser Name George A Hernandez Company Name Company Name Performance Appraisal Company Address Company Address 2611 W Windhaven Dr, Rialto, CA 92377-3699 State License/Certification # State CA State AR038128 Email Address Email Address hernandez.george@gmail.com

Freddie Mac Form 71 March 2009

53856 File No. 20230724

#### 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 upkeen).

0.2

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.

C/

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

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.

02

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.

File No. 53856 Page # 10 of 23

#### 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.

06

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

Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

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

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

#### Updated

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

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

#### Remodeled

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

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

#### **Explanation of Bathroom Count**

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

#### Example:

3.2 indicates three full baths and two half baths

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
В	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
C	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
е	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
0	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
r	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
S	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sgm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
WO	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View
	110040 11011	1

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
-		

#### USPAP ADDENDUM

53856 File No. 20230724

		OOI AI ADDLINDOW	File No. 20230724
	Nedwood Holdings LLC		
rop	erty Address 891 W Jane Ct		
City	Upland	County San Bernardino	State CA Zip Code 91786
end			
Г			1
	This report was prepared under the following l	SPAP reporting option:	
	Appraisal Report	This report was prepared in accordance with USPAP Standards Rule 2-2(a).	
	Apprendu rioport	This report was prepared in accordance with our fit standards fide 2 2(a).	
	Restricted Appraisal Report	This report was prepared in accordance with USPAP Standards Rule 2-2(b).	
L			
_			
	Reasonable Exposure Time		
	My opinion of a reasonable exposure time for the sub	ject property at the market value stated in this report is:	0-90 Days
		d using the exposure time of 0-90 days. Exposure time is de	
	-		termined using information gathered
	through sales verification and statistic	al information about days on market.	
L			
_			
	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	n the
	three-year period immediately preceding accept	ance of this assignment.	
	I HAVE performed services, as an appraiser or i	another capacity, regarding the property that is the subject of this report within the t	three-year
	period immediately preceding acceptance of thi	assignment. Those services are described in the comments below.	
	- The statements of fact contained in this report	t are true and correct	
	·		d are my payaged impactial and unbiased
		ons are limited only by the reported assumptions and limiting conditions and	are my personal, impartial, and unblased
	professional analyses, opinions, and conclusion		
	- 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	t is the subject of this report or the parties involved with this assignment.	
		ontingent upon developing or reporting predetermined results.	
			and the second s
		ent is not contingent upon the development or reporting of a predetermined	l l
	the client, the amount of the value opinion, the a	ttainment of a stipulated result, or the occurrence of a subsequent event direc	ctly 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 Uniforn	n Standards of Professional Appraisal Practice that
	were in effect at the time this report was prepare	d.	
		sonal inspection of the property that is the subject of this report.	
	·		rtification (if there are exceptions, the name of each
		ignificant real property appraisal assistance to the person(s) signing this cer	unication (ii there are exceptions, the name of each
	individual providing significant real property app	aisal assistance is stated elsewhere in this report).	
L			
г			
	Additional Comments		
		ny other service regarding the property that is the subject of	this report within the three-year period
	immediately preceding acceptance of	this assignment.	
L			
	PPRAISER:	SUPERVISORY APPRAISER:	: (only if required)
-	1/1	COI ENVIOURE ALL'ENGLES.	
	/// //		
S	ignature: K	Signature:	
		Name:	
	ame: George A Hernandez		
	ate Signed: 07/27/2023	Date Signed:	
S	tate Certification #: AR038128	State Certification #:	
0	r State License #:	or State License #:	
S	tate: CA	State:	
	<u> </u>	5/2023 Expiration Date of Certification or Licen	ISE:
		Supervisory Appraiser Inspection of Su	
Ľ	07/26/2023   O7/26/2023		
		Did Not Exterior-only	ly from Street Interior and Exterior

## **Subject Photo Page**

Borrower	Redwood Holdings LLC							
Property Address	891 W Jane Ct							
City	Upland	County	San Bernardino	State	CA	Zip Code	91786	
Landar/Client	Wodgowood Inc							





**Subject Front** 

**Subject Street** 

Comments: Comments:





**Subject Street** 

**Subject Address** 

Comments: Comments:

### **Comparable Photo Page**

Borrower	Redwood Holdings LLC							
Property Address	891 W Jane Ct							
City	Upland	County	San Bernardino	State	CA	Zip Code	91786	
Lender/Client	Wedgewood Inc							



#### Comparable 1

1713 N Ukiah Way

Prox. to Subject 0.53 miles NE 940,000 Sales Price Gross Living Area 2,496 Total Rooms 9 Total Bedrooms 5 Total Bathrooms 3.0 Location N;Res; View N;Res; 15080 sf Site Q4 Quality Age 54



### Comparable 2

871 Emily Ct

Prox. to Subject 0.07 miles NE Sales Price 877,000 1,989 Gross Living Area Total Rooms 8 Total Bedrooms 4 Total Bathrooms 2.0 Location N;Res; N;Res; View Site 9984 sf Quality Q4 Age 48



### Comparable 3

1734 N Vallejo Way

Prox. to Subject 0.57 miles NE Sales Price 950,000 Gross Living Area 1,966 Total Rooms 8 Total Bedrooms 4 Total Bathrooms 2.0 Location N;Res; N;Res; View 15080 sf Site Quality Q4 Age 55

### **Comparable Photo Page**

Borrower	Redwood Holdings LLC							
Property Address	891 W Jane Ct							
City	Upland	County	San Bernardino	State	CA	Zip Code	91786	
Landar/Cliant	Wodgowood Inc							



## Comparable 4

1646 N Laurel Ave

Prox. to Subject 0.67 miles NE 995,000 Sale Price Gross Living Area 2,512 Total Rooms Total Bedrooms 3 Total Bathrooms 2.1 Location N;Res; View N;Res; 20500 sf Site Q4 Quality Age 65



### Comparable 5

1239 Rugby Way

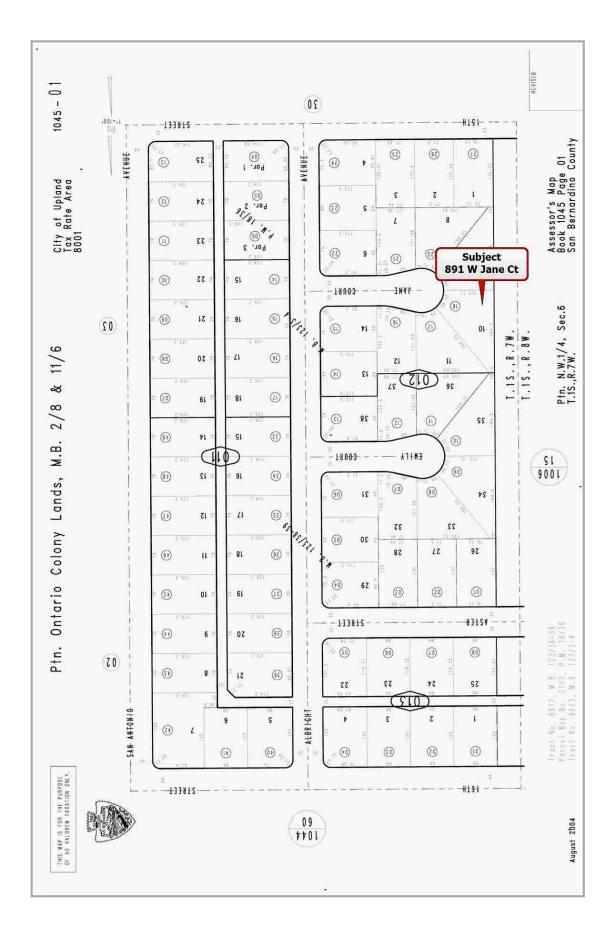
Prox. to Subject 0.63 miles S Sale Price 960,000 Gross Living Area 2,326 Total Rooms Total Bedrooms 5 Total Bathrooms 3.0 Location N;Res; N;Res; View Site 13079 sf Quality Q4 Age 52

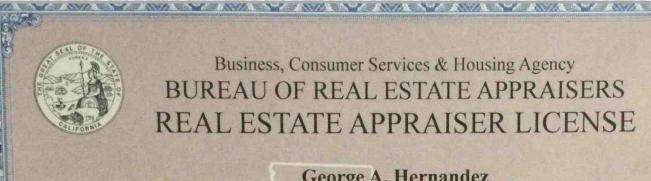
#### Comparable 6

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

### **Plat Map**

Borrower	Redwood Holdings LLC							
Property Address	891 W Jane Ct							
City	Upland	County	San Bernardino	State	CA	Zip Code	91786	
Landar/Cliant	Modgowood Inc							





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

## George A. Hernandez

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

"Certified Residential Real Estate Appraiser"

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

BREA APPRAISER IDENTIFICATION NUMBER:

AR 038128

Effective Date:

August 26, 2021

Date Expires: August 25, 2023

Loretta Dillon, Deputy Bureau Chief, BREA

3059096

#### HUDSON INSURANCE COMPANY

100 William Street, 5th Floor New York, NY 10038



#### REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS, CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS, PLEASE READ YOUR POLICY CAREFULLY.

#### PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-2AX-1014453 Renewal of: PRA-2AX-1006029

 Named Insured: George A Hernandez 2. Address: 2611 W Windhaven Dr Rialto, CA 92377

3. Policy Period: From: December 14. To: December 14, 2023

2022

12:01 A.M. Standard Time at the address of the Named Insured as stated in Number 2 above

4. Limit of Liability Each Claim Policy Aggregate \$1,000,000 B. \$1,000,000

**Damages** Limit of Liability A.

Claims Expense Limit of C. \$1,000,000 D. \$1,000,000 Liability

Deductible (Inclusive of Claims Expenses):

5A. \$ 500 Each Claim 5B. \$ 1,000 Aggregate

**Policy Premium:** State Taxes/Surcharges: 6. \$680.00 \$0.00

7. Retroactive Date: December 14, 2005

t 2. Sallof

8. Notice to Company: Notice of a Claim or Potential Claim should be sent to:

Hudson Insurance Group 100 William Street, 5th Floor New York, NY 10038 Fax: 646-216-3786

Email: hudsonclaims300@hudsoninsgroup.com

9. A. Program Administrator: Riverton Insurance Agency Corp.

B. Agent/Broker: OREP Insurance Services, LLC

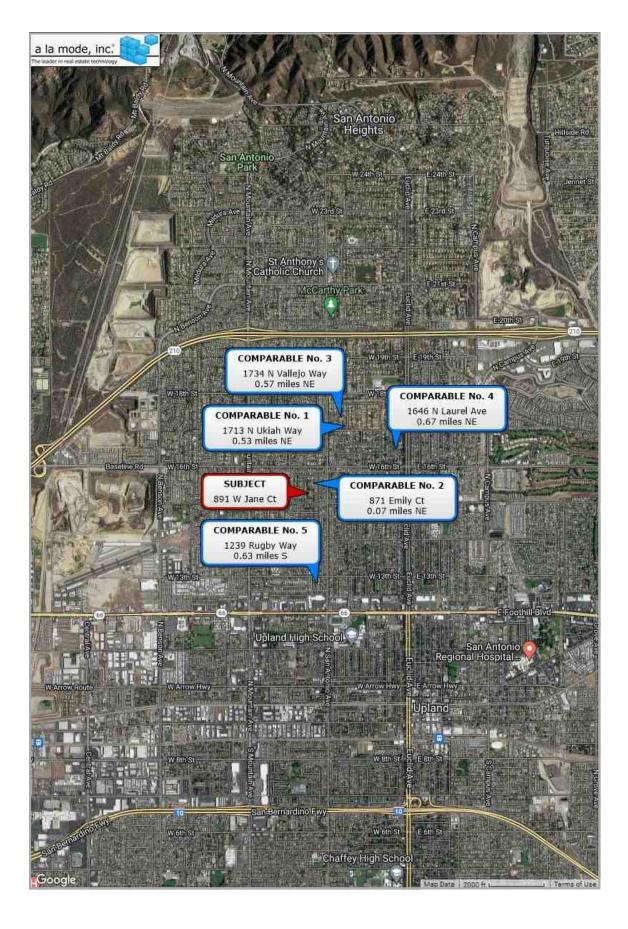
(888) 347-5273

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

PRA100 (01/20) Page | 1

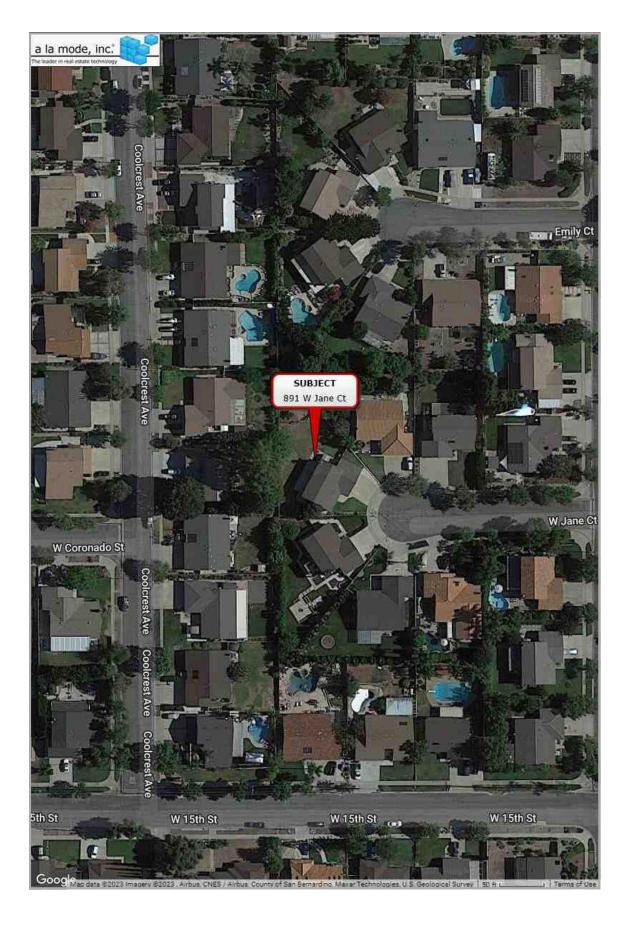
### **Location Map**

Borrower	Redwood Holdings LLC							
Property Address	891 W Jane Ct							
City	Upland	County	San Bernardino	State	CA	Zip Code	91786	
Landar/Cliant	Modgowood Inc							



### **Aerial Photo**

Borrower	Redwood Holdings LLC							
Property Address	891 W Jane Ct							
City	Upland	County	San Bernardino	State	CA	Zip Code	91786	
Londor/Client	Wedgewood Inc							



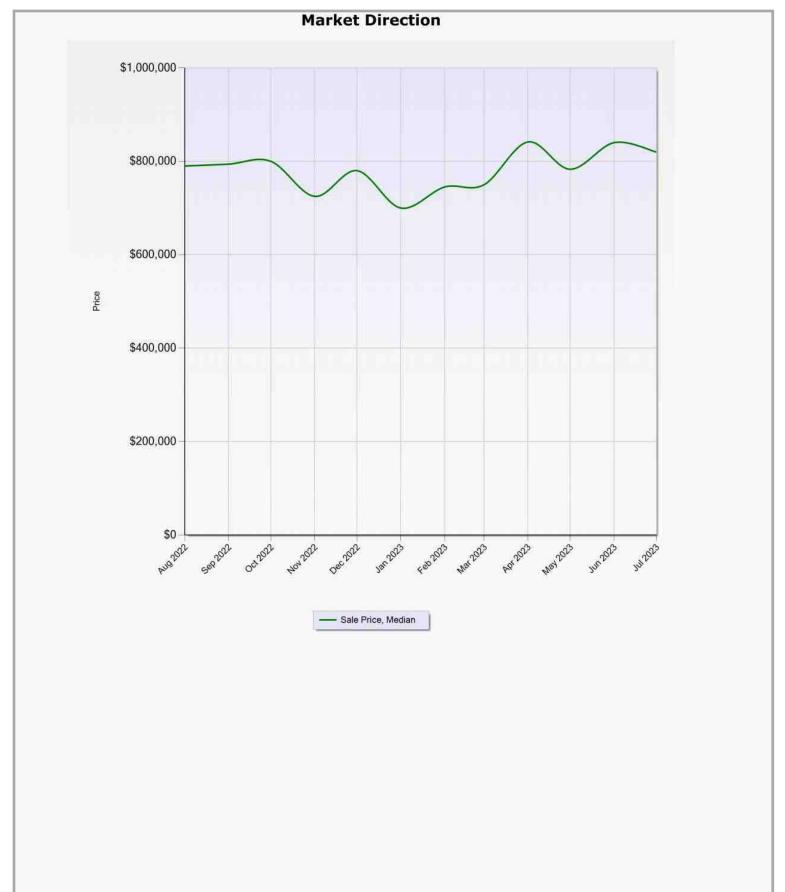
File No. 53856 Page # 21 of 23

## **Data Entry Report**

Borrower	Redwood Holdings LLC							
Property Address	891 W Jane Ct							
City	Upland	County	San Bernardino	State	CA	Zip Code	91786	
Lender/Client	Wedgewood Inc							

CoreLogic Data Entry Report					Marshall & Swift SwiftEstimator			
Property Address 891	W Jane Ct, Upland, C	CA - 91786					Reference # 1104358	
Building Characteristics #. of Stories Two Stor	y 100 %	Tota	al Floor Area	2272 so	ı. ft.	M&S Quality	3.0 (Average)	
Improvements_								
<u>Foundation</u>	_		Exterio	or*		Baths*		
Concrete Slab	100 %	Exterior Walls Roofing	Frame, Stuc Composition		100 % 100 %	Full Baths Half Baths	2 count 1 count	
HVAC armed & Cooled Air	100 %	Attached Gara	<u>Garages / C</u> ge	Carport	720 sq. ft.			
Building Depreciation  Age/Life (Straight Line)	Effective Age 30	years Typio	cal Life 70 yea	ars				
Adjustments  Local Multiplier 1.13	(0 (Dofault)	Enorgy	Adjustment N	fild (Defau	1+)	Seismic Adjustment	Zono4 (Dofault)	
Architects Fee % 1.30 Report Date 07/2	(Default)	Foundation A	Adjustment N	fild (Defau flat (Defaul	t)	•	No Adjustment (Defau	
Marshall & Swift's indicate		oach can be ver	rified at https:	//alamode.	swiftestimator.co	m/AlamodeTotal/verify		

## **Market Direction - Page 1**



File No. 53856 Page # 23 of 23

## **Market Direction - Page 2**

Month	Sale Price, Median
Aug 2022	\$790,000
Sep 2022	\$794,000
Oct 2022	\$800,000
Nov 2022	\$725,000
Dec 2022	\$780,000
Jan 2023	\$700,000
Feb 2023	\$745,000
Mar 2023	\$750,000
Apr 2023	\$841,500
May 2023	\$783,000
Jun 2023	\$840,000
Jul 2023	\$820,000

#### Search Criteria

Time frame is from Aug 2022 to Jul 2023 Property Sub Type is 'Single Family Residence' Special Listing Conditions is 'Standard' City is 'Upland' Results calculated from 448 listings