

USPAP ADDENDUM

File No. 15009

Borrower	Redwood Holdings, LLC		
Property Address	5810 120th PI NE		
City	County	State	Zip Code
Marysville	Snohomish	WA	98271
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: 0-90 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.

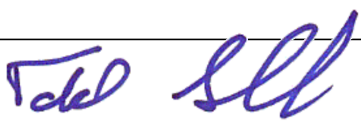
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise 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. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A SERVICING DECISION, SUBJECT TO THE 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.

Clear Capital Registration #3000004

APPRAISER:



Signature: _____

Name: Todd Sherwood

Date Signed: 06/23/2023

State Certification #: 1701406

or State License #: _____

State: WA

Expiration Date of Certification or License: 03/19/2025

Effective Date of Appraisal: 06/22/2023

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

File # 15009

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

Property Address **5810 120th PI NE** City **Marysville** State **WA** Zip Code **98271**
 Borrower **Redwood Holdings, LLC** Owner of Public Record **Bryant, Marc A** County **Snohomish**
 Legal Description **See attached addendum**
 Assessor's Parcel # **010847-000-014-00** Tax Year **2023** R.E. Taxes \$ **3,501**
 Neighborhood Name **Meadows at Two Cedars** Map Reference **42644** Census Tract **0528.08**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **0** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **Servicing**
 Lender/Client **Wedgewood Inc** Address **2015 Manhattan Beach Blvd Suite 100, 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? Yes No
 Report data source(s) used, offering price(s), and date(s). **NWMLS**

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.

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	95 %	
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	1 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	325	Low	0	Multi-Family	2 %
Neighborhood Boundaries	North:132nd St NE South:116th St NE East:67th Ave NE West:51st Ave NE							899	High	55	Commercial	1 %
								525	Pred.	20	Other	1 %

Neighborhood Description **Employment centers are located within the cities of Everett, Seattle and Bellevue. Neighborhood shopping is located within 1-2 miles of the subject property. Schools are located within 2 miles of the subject property. Public transportation is located within 1 mile of the subject. Park areas are located within 1 mile of the subject. Other land uses include parks and schools.**
 Market Conditions (including support for the above conclusions) **Per the data gathered from the MLS reflecting all sales of residential properties located in the 98271 zip code, median sale prices have increased over the past 12 months 3.9% to \$600,000. Days on market has remained under 30. Data gathered for the 1004MC form indicates a stable marketplace for properties competitive with the subject.**

Dimensions **50x105x50x106** Area **8712 sf** Shape **Rectangular** View **N;Res;**
 Specific Zoning Classification **PRD9600** Zoning Description **Residential**
 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 **Highest and best use is current use.**

Utilities **Public** Electricity Gas
Other (describe) Water Sanitary Sewer
 Off-site Improvements - Type **Public** Private
 Street **Concrete** Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **53061C0710F** FEMA Map Date **06/19/2020**
 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

Subject site dimensions are taken from Realist parcel map. Total lot size is taken from county records. The subject is considered legal non conforming due to lot size. This does not affect marketability.

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 **Online Assessor records**

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> None
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Deck	<input type="checkbox"/> Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Wood/Avg	Fuel Gas	<input checked="" type="checkbox"/> Porch Uncovered	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Split Foyer	Roof Surface Comp/Avg	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 2009	Gutters & Downspouts Alum/Avg	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Partial	<input type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 10	Window Type Dbl Glz/Avg	<input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				

Finished area above grade contains: **7** Rooms **3** Bedrooms **3.0** Bath(s) **1,855** Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) **Insulated windows.**

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C3:--An exterior inspection from the public road was made of the subject property. The interior of the subject was assumed to be in similar condition as the exterior.**

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

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There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0												
There are 12 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 499,000 to \$ 625,000												
FEATURE		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3	
Address		5810 120th PI NE Marysville, WA 98271			12423 56th Dr NE Marysville, WA 98271			5722 129th St NE Marysville, WA 98271			10629 58th Dr NE Marysville, WA 98270	
Proximity to Subject		0.30 miles N			0.55 miles N			0.86 miles S				
Sale Price		\$ 599,000			\$ 499,000			\$ 500,000				
Sale Price/Gross Liv. Area		\$ 299.20 sq.ft.			\$ 328.29 sq.ft.			\$ 334.22 sq.ft.				
Data Source(s)		MLS#1954722;DOM 16			NWMLS#2003836;DOM 20			NWMLS#200932;DOM 30				
Verification Source(s)		Doc#202208020395			Doc#202211290109			Doc#202301040237				
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			DESCRIPTION			+	
Sales or Financing		Armlth			Armlth			Armlth				
Concessions		FHA;0			VA;0			Conv;10000			-10,000	
Date of Sale/Time		s08/22;c07/22			s11/22;c10/22			s01/23;c11/22			0	
Location		N;Res;			N;Res;			N;Res;				
Leasehold/Fee Simple		Fee Simple			Fee Simple			Fee Simple				
Site		8712 sf			6534 sf			4356 sf			0	
View		N;Res;			N;Res;			N;Res;				
Design (Style)		DT2;Split Foyer			DT2;Split Foyer			DT2;Split Foyer				
Quality of Construction		Q4			Q4			Q4				
Actual Age		14			24			0 23			0 15	
Condition		C3			C3			C3			-59,900	
Above Grade		Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths				
Room Count		7 3 3.0			9 5 3.0			0 8 4 3.0			0 7 3 3.0	
Gross Living Area		1,855 sq.ft.			2,002 sq.ft.			1,520 sq.ft.			+28,475	
Basement & Finished		0sf			0sf			0sf			0sf	
Rooms Below Grade												
Functional Utility		Average			Average			Average				
Heating/Cooling		FWA/None			FWA/AC			0 FWA/None			FWA/None	
Energy Efficient Items		Dbl Glzd			Dbl Glzd			Dbl Glzd			Dbl Glzd	
Garage/Carport		2qbi2dw			2qbi2dw			2qbi2dw			2qbi2dw	
Porch/Patio/Deck		Porch/Deck			Porch,Deck,Pati			0 Porch/Deck			Porch,Deck,Pati	
Fireplaces		0 Fireplace			1 Fireplace			1 Fireplace			-1,000	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -73,395			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 27,475			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 20,515				
Adjusted Sale Price of Comparables		Net Adj. 12.3 % Gross Adj. 12.3 % \$ 525,605			Net Adj. 5.5 % Gross Adj. 5.9 % \$ 526,475			Net Adj. 4.1 % Gross Adj. 8.1 % \$ 520,515				
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain												
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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) NWMLS/Realist												
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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) NWMLS/Realist												
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)		NWMLS/Realist			NWMLS/Realist			NWMLS/Realist			NWMLS/Realist	
Effective Date of Data Source(s)		06/22/2023			06/22/2023			06/22/2023			06/22/2023	
Analysis of prior sale or transfer history of the subject property and comparable sales None Noted												
Summary of Sales Comparison Approach See page 3 of 2055												
Indicated Value by Sales Comparison Approach \$ 530,000												
Indicated Value by: Sales Comparison Approach \$ 530,000 Cost Approach (if developed) \$ Income Approach (if developed) \$												
Sales comparison approach is given most weight due to the fact that it represents the actions of buyers and sellers within the marketplace. Income approach is not developed as single family properties are not typically purchased for their income producing properties. Cost approach is not considered reliable due to the subjects age. Comparable properties 2 and 4 were given most weight due to their lower gross adjustments.												
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> 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 \$ 530,000 , as of 06/22/2023 , which is the date of inspection and the effective date of this appraisal.												

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Sales Comparison Comments
 The sales comparables shown in this report are considered to be the most similar to the subject property and would most closely compete with the subject for prospective purchasers. Adjustments were made to each of the comparables to reflect typical market reaction to each item of value measured. These adjustments were made based upon matched paired sales, as well as allocation, regression and extraction methods. These methods provided a starting point for each of the adjustments. Each adjustment was then itself adjusted until the smallest dollar difference between the comparable properties was found.
 In cases where the data analyzed did not support an individual adjustment, a "0" is placed on that line.
 The appraiser conducted several searches of the immediate neighborhood and surrounding neighborhoods in order to find sales and listings of comparable properties. Each of the sales and listings returned from these searches were ranked based upon proximity to the subject, date of sale and necessary adjustments. The sales and listings shown in this report were considered the most similar based upon these searches.
 Comparable properties 1 through 5 are closed sales. Comparable 6 is a current pending sale. Due to the lack of more recent sales of properties competitive with the subject it was necessary to expand search parameters beyond 3 months.
 Lot size adjustments were not made as the market data did not support an adjustment for differences similar to those shown in this report.
 Age adjustments were not made as the market tends to respond to differences in condition. Comparable one was adjusted for condition based upon agent comments regarding new interior/exterior paint, new countertops and hardware in kitchen, updated bathrooms and new carpets in bedrooms. Comparable four was adjusted for condition based upon agent comments regarding new flooring, updated kitchen and bathrooms and new back deck.

ADDITIONAL COMMENTS

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) Site values are based upon allocation and extraction method. Site values greater than 30% are typical to the area and do not affect marketability.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW Source of cost data _____ Quality rating from cost service _____ Effective date of cost data _____ Comments on Cost Approach (gross living area calculations, depreciation, etc.) See attached sketch for square footage calculations.	OPINION OF SITE VALUE ----- = \$ 200,000 DWELLING Sq.Ft. @ \$ ----- = \$ Sq.Ft. @ \$ ----- = \$ ----- = \$ Garage/Carport Sq.Ft. @ \$ ----- = \$ Total Estimate of Cost-New ----- = \$ Less Physical Functional External Depreciation ----- = \$() Depreciated Cost of Improvements ----- = \$ "As-is" Value of Site Improvements ----- = \$ Estimated Remaining Economic Life (HUD and VA only) 50 Years INDICATED VALUE BY COST APPROACH ----- = \$
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COST APPROACH

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. _____

PUD INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

Exterior-Only Inspection Residential Appraisal Report

File # 15009

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

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

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

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

APPRAISER

Signature Todd Sherwood
 Name Todd Sherwood
 Company Name TNT Appraisal Services
 Company Address 1512 McDougall Ave
Everett, WA 98201
 Telephone Number 206-679-5081
 Email Address toddasherwood@gmail.com
 Date of Signature and Report 06/23/2023
 Effective Date of Appraisal 06/22/2023
 State Certification # 1701406
 or State License # _____
 or Other (describe) _____ State # _____
 State WA
 Expiration Date of Certification or License 03/19/2025

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 _____

ADDRESS OF PROPERTY APPRAISED

5810 120th PI NE
Marysville, WA 98271
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 530,000

LENDER/CLIENT

Name Clear Capital Registration #3000004
 Company Name Wedgewood Inc
 Company Address 2015 Manhattan Beach Blvd Suite 100,
Redondo Beach, CA 90278
 Email Address _____

SUBJECT PROPERTY

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

COMPARABLE SALES

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

Exterior-Only Inspection Residential Appraisal Report

File # 15009

FEATURE		SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address		5810 120th PI NE Marysville, WA 98271			10620 57th Dr NE Marysville, WA 98270			5404 102nd St NE Marysville, WA 98270			10628 56th Dr NE Marysville, WA 98270		
Proximity to Subject		0.88 miles S			1.12 miles S			0.86 miles S					
Sale Price		\$ 625,000			\$ 550,000			\$ 564,990					
Sale Price/Gross Liv. Area		\$ 312.19 sq.ft.			\$ 275.00 sq.ft.			\$ 282.21 sq.ft.					
Data Source(s)		NWMLS #1938206;DOM 3			NWMLS#1974467;DOM 22			NWMLS#2126881;DOM 3					
Verification Source(s)		Doc#202207010270			Doc#202209160363			NWMLS/Realist					
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION		
Sales or Financing		Armlth			Armlth			Listing					
Concessions		Conv;0			FHA;0								
Date of Sale/Time		s07/22;c05/22			s09/22;c08/22			c06/23					
Location		N;Res;			N;Res;			N;Res;					
Leasehold/Fee Simple		Fee Simple			Fee Simple			Fee Simple					
Site		8712 sf			4792 sf			6098 sf			0		
View		N;Res;			N;Res;			N;Res;					
Design (Style)		DT2;Split Foyer			DT2;Split Foyer			DT2;Split Foyer			DT2;Split Foyer		
Quality of Construction		Q4			Q4			Q4			Q4		
Actual Age		14			20			0 24			0 21		
Condition		C3			C3			C3			C3		
Above Grade		Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count		7 3 3.0			9 5 3.0			0 9 4 3.0			0 7 3 3.0		
Gross Living Area		1,855 sq.ft.			2,002 sq.ft.			2,000 sq.ft.			2,002 sq.ft.		
Basement & Finished		0sf			0sf			0sf			0sf		
Rooms Below Grade													
Functional Utility		Average			Average			Average			Average		
Heating/Cooling		FWA/None			FWA/None			FWA/AC			FWA/AC		
Energy Efficient Items		Dbl Glzd			Dbl Glzd			Dbl Glzd			Dbl Glzd		
Garage/Carport		2gbi2dw			2gbi2dw			2gbi2dw			2gbi2dw		
Porch/Patio/Deck		Porch/Deck			Porch,Patio,Dck			0 Porch/Deck			Porch/Deck		
Fireplaces		0 Fireplace			1 Fireplace			-1,000			1 Fireplace		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -75,995			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -13,325			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -13,495					
Adjusted Sale Price of Comparables		Net Adj. 12.2 % Gross Adj. 12.2 % \$ 549,005			Net Adj. 2.4 % Gross Adj. 2.4 % \$ 536,675			Net Adj. 2.4 % Gross Adj. 2.4 % \$ 551,495					
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).													
ITEM		SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer													
Price of Prior Sale/Transfer													
Data Source(s)		NWMLS/Realist			NWMLS/Realist			NWMLS/Realist			NWMLS/Realist		
Effective Date of Data Source(s)		06/22/2023			06/22/2023			06/22/2023			06/22/2023		
Analysis of prior sale or transfer history of the subject property and comparable sales													
Analysis/Comments													

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

Supplemental Addendum

File No. 15009

Borrower	Redwood Holdings, LLC						
Property Address	5810 120th Pl NE						
City	Marysville	County	Snohomish	State	WA	Zip Code	98271
Lender/Client	Wedgewood Inc						

- Comments on location definitions

Per FNMA guidelines an area is considered to be urban if it relates to a city. A location is defined as suburban if it relates to the area adjacent to a city. An area is considered rural if it relates to the country or to any area beyond that which is suburban.

- Price and age ranges and predominant price and age comments

The price/age range is intended to reflect the high and low prevailing prices/ages of the properties within the neighborhood and does not include isolated high and low extremes within the range. Fannie Mae considers the "predominant price/age" as the price/age most frequently found in a neighborhood. This price/age may be stated as either a single figure or as a range.

- Marketing Time comments

Marketing time is defined as the average time it takes for a reasonably priced property to sell within the subject neighborhood. Information was gathered via MLS and conversations with local area agents and other experts to determine the typical market time within the subjects neighborhood.

- Highest and Best Use

Per F.N.M.A. guidelines the highest and best use of a site is defined as the reasonable and probable use that will give the property the highest value on the effective date of the appraisal. Highest and best use for the subject property was determined to be the present use as of the date of inspection based upon comparable sales which show that the improvements are typical for the neighborhood, are compatible with market demand and contribute to the value of the property to the extent that the property's value would be lower if the site were vacant.

- Site Comments

The subject site improvements and utilities meet community standards and are generally conforming within the neighborhood. All off site utilities are publicly maintained and are typical for the market area.

- Effective Age

Effective age is based upon the current condition of the property and may be different from the property's actual age.

Scope of Work

Information about the subject property was obtained from public records, using NWMLS, Realist and the County's websites. This information included the age of the improvements, the last date of sale (if available), the tax account number and legal description contained in these records, physical characteristics, including square foot information and room count, the assessed valuation of the land and the improvements, current real estate taxes and zoning information. Maps showing the subject site and the subject market area were examined and prepared for inclusion in the appraisal report.

A physical inspection of the subject property was made from the street. An analysis was made of the neighborhood, site and improvements. This inspection and analysis included the consideration of any known factors that could be expected to have an impact on the value of the subject property. Although due diligence was exercised while at the subject property, the appraiser is NOT an expert in such matters as pest control, structural engineering, hazardous waste, or construction etc. and no warranty is given or implied as to these or other outside of analysis of market data. Inspections by various professionals within these fields may be recommended with the final value estimate of market value subject to their findings.

An analysis was made of the subject real estate market and of available market/sales data, utilizing Realist and Multiple Listing data. Those sales considered to provide the best indication of the market value of the subject property were selected and compared to the subject in the Quantitative Sales Comparison Analysis. Typically, only an exterior inspection from the street is made of the comparable properties. Information about the comparables was verified, including pertinent financing information relating to the transaction, using the named sources.

Dollar adjustments were made to each of the comparable properties, reflecting estimated market reaction to those items of significant variation between the subject and comparable properties. If a significant item in a comparable property was superior to, or more favorable than the subject property, a minus (-) adjustment was made to the comparable, thus reducing the indicated value of the subject in comparison to that comparable; if a significant item in a comparable was inferior to, or less favorable than the subject, a plus (+) adjustment was made, thus increasing the indicated value of the subject.

Further analysis was made, considering such factors as the comparables' relative proximity to the subject property, recency of sale and overall similarity to the subject property, in order to reconcile to the final estimate of the value of the subject property by the Sales Comparison Approach to value.

The appraisal report was prepared, together with attached exhibits, and the completed appraisal report was delivered to the client, which constituted completion of the assignment.

Permits/Utilities

The appraiser has not verified whether or not all applicable and necessary local building permits have been issued or obtained and any required final inspections and/or certificates of occupancy have been properly completed by the local building official. Further, the appraiser has not verified whether or not any private or individual sewage disposal system has been approved by the Department of Health or that said system is adequate for the type, size and configuration for occupancy of the subject improvements. It is not within the ability of the appraiser to determine the accurate location of any septic tank or field lines and whether those facilities are located within the boundary of the subject site, or located partially on adjacent properties or are shared by adjacent properties.

It is the responsibility of= the CLIENT and/or the BUYER to determine the purity, quantity and ability of any private, semi-private or other non-public potable water source such as a well, cistern or spring, as the ability to determine the functionality of such systems is outside of the appraiser's field of expertise.

The intended user(s) of this report may wish to obtain the services of a qualified HOME INSPECTOR if any questions or

Supplemental Addendum

File No. 15009

Borrower	Redwood Holdings, LLC				
Property Address	5810 120th Pl NE				
City	Marysville	County	Snohomish	State	WA Zip Code 98271
Lender/Client	Wedgewood Inc				

concerns exist as to the physical condition of the improvements.

Plat Map

Borrower	Redwood Holdings, LLC						
Property Address	5810 120th PI NE						
City	Marysville	County	Snohomish	State	WA	Zip Code	98271
Lender/Client	Wedgewood Inc						



Legal Description

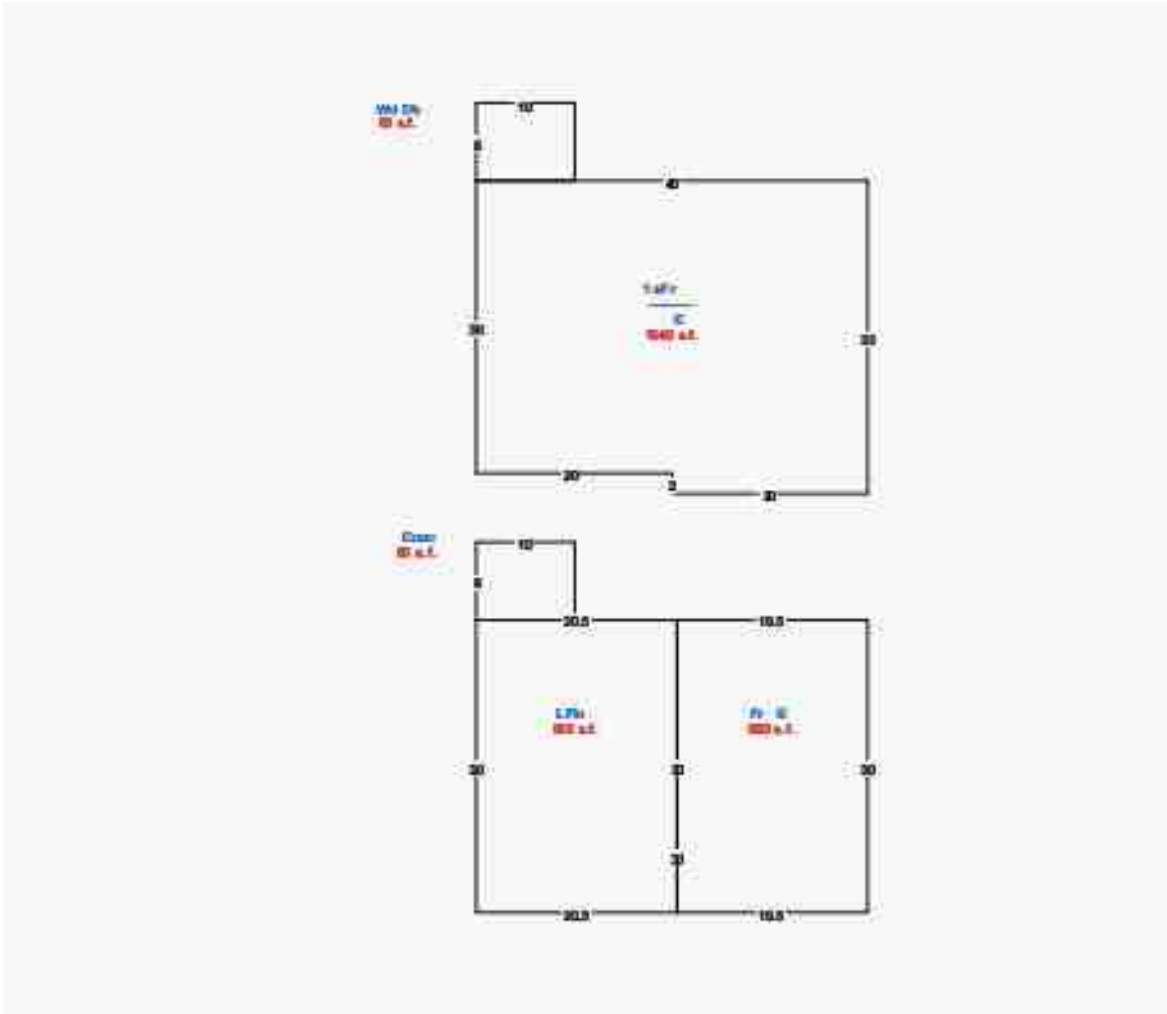
TAX INFORMATION			
Tax-ID	010847-000-014-00	% Improved	58%
Parcel ID	01084700001400	Tax Area	0511
Legal Description	SECTION 10 TOWNSHIP 30 RANG E 05 QUARTER NW MEADOWS AT TWO CEDARS, DIVISION I BLK 000 D-00 LOT 14 T&W EQ & UND INT I N TRS 994-999 & AMD PER AFF O F CORR REC UND AFN 201104120 650		

Aerial Map

Borrower	Redwood Holdings, LLC						
Property Address	5810 120th PI NE						
City	Marysville	County	Snohomish	State	WA	Zip Code	98271
Lender/Client	Wedgewood Inc						




Assessor Sketch Page



Realist Printout Subject Property - Page 1

5810 120th Pl Ne, Marysville, WA 98271-6248, Snohomish County Auction

APN: 010847-000-014-00 CLIP: 4400453311

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	3	2	NA	\$257,500	10/30/2009
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,786	8,712	2009	SFR	

OWNER INFORMATION			
Owner Name (LN FN)	Bryant Marc A	Tax Billing Zip+4	6248
Tax Billing Address	5810 120th Pl Ne	Owner Vesting	Unmarried Man
Tax Billing City & State	Marysville, WA	Owner Occupied	Yes
Tax Billing Zip	98271		

LOCATION INFORMATION			
Zip Code	98271	Census Tract	528.08
Subdivision	Meadows At Two Cedars, Divisio	Neighborhood Code	2413000-2413000
School District Name	Marysville	Carrier Route	R019
School District Code	025	Range/Township/Section/Quarter	05-30-10NW

TAX INFORMATION			
Tax-ID	010847-000-014-00	% Improved	58%
Parcel ID	01084700001400	Tax Area	0511
Legal Description	SECTION 10 TOWNSHIP 30 RANG E 05 QUARTER NW MEADOWS AT TWO CEDARS, DIVISION I BLK 000 D-00 LOT 14 TGV EQ & UND INT 1 N TRS 994-999 & AMID PER AFF O F CORR REC UND AFN 201104120 650		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$449,000	\$395,200	\$395,200
Assessed Value - Land	\$189,000	\$153,000	\$153,000
Assessed Value - Improved	\$260,000	\$242,200	\$242,200
Market Value - Total	\$449,000	\$395,200	\$395,200
Market Value - Land	\$189,000	\$153,000	\$153,000
Market Value - Improved	\$260,000	\$242,200	\$242,200
YOY Assessed Change (\$)	\$53,800	\$0	
YOY Assessed Change (%)	13.61%	0%	
Total Tax	Tax Year	Change (\$)	Change (%)
\$4,321	2021		
\$4,544	2022	\$224	5.17%
\$3,501	2023	-\$1,043	-22.96%

CHARACTERISTICS			
Lot Acres	0.2	Water Source	None
Lot Area	8,712	Sewer	None
Land Use	SFR	Heat Type	Forced Air
County Land Use	Single Fam Res	Patio Type	Wood Deck
Style	Split Foyer	Patio/Deck 1 Area	80
Year Built	2009	Garage Type	Attached Garage
Total Living Sq Ft	Tax: 1,855 MLS: 1,786	Parking Type	Attached Garage
Above Gnd Sq Ft	1,855	Attached Garage SF	585
Gross Area	2,440	Roof Type	Gable
Ground Floor Sq Ft	1,240	Roof Material	Composition Shingle
Basement Type	Crawl	Roof Shape	Gable
Bedrooms	3	Construction	Wood
Total Baths	Tax: 3 MLS: 2.7	Interior Wall	Drywall
MLS Total Baths	2.7	Exterior	Single Siding
Full Baths	Tax: 3 MLS: 2	Floor Cover	Carpet
Condition	Good	Foundation	Concrete
Quality	Average		

Realist Printout Subject Property - Page 2

SELL SCORE			
Rating	Very High	Value As Of	2023-06-18 04:44:20
Sell Score	950		

ESTIMATED VALUE			
RealAVM™	\$563,100	Confidence Score	96
RealAVM™ Range	\$528,300 - \$597,800	Forecast Standard Deviation	6
Value As Of	06/12/2023		

(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	29122909	Closing Price	\$257,500
MLS Status	Sold	Closing Date	10/30/2009
MLS DOM	34	MLS Listing Agent	4979-Larry Johnson
MLS Status Change Date	10/30/2009	MLS Listing Broker	WINDERMERE REAL ESTATE JS
MLS Listing Date	08/27/2009	MLS Selling Agent	40101-Jean Cory
MLS List Price	\$254,950	MLS Selling Broker	WINDERMERE REAL ESTATE JS
MLS Orig. List Price	\$254,950		

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/30/2009	Auditor No	200910300620
Settle Date	Tax: 10/28/2009 MLS: 10/30/2009	Deed Type	Warranty Deed
Sale Price	\$257,500	Owner Name (LN FN)	Bryant Marc A
Price Per Square Feet	\$138.81	Seller Name (LN FN)	Boyden Robinett & Assocs

Recording Date	10/30/2009
Sale/Settlement Date	10/28/2009
Sale Price	\$257,500
Buyer Name	Bryant Marc A
Seller Name	Boyden Robinett & Assocs
Auditor No	200910300620
Hist. Document No.	319597
Document Type	Warranty Deed

MORTGAGE HISTORY	
Mortgage Date	10/30/2009
Mortgage Amount	\$248,000
Mortgage Lender	Cascade Bk
Mortgage Type	Conventional

FORECLOSURE HISTORY					
Document Type	Notice Of Trustee's Sale	Release Of Lis Pendens/ Notice	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Release Of Lis Pendens/ Notice
Foreclosure Filing Date	02/10/2023		11/15/2022	04/07/2022	
Recording Date	02/10/2023	02/03/2023	01/19/2023	04/12/2022	05/21/2021
Document Number	202302100258	202302030283	202301190170	202204120173	202105210503
Original Doc Date	10/30/2009	01/19/2023	10/30/2009	10/30/2009	03/29/2021
Original Document Number	200910300621	202301190170	200910300621	200910300621	202103290456

Lien Type	
Document Type	Lis Pendens
Foreclosure Filing Date	03/22/2021
Recording Date	03/29/2021
Document Number	202103290456
Original Doc Date	
Original Document Number	
Lien Type	Lien (Hoa)

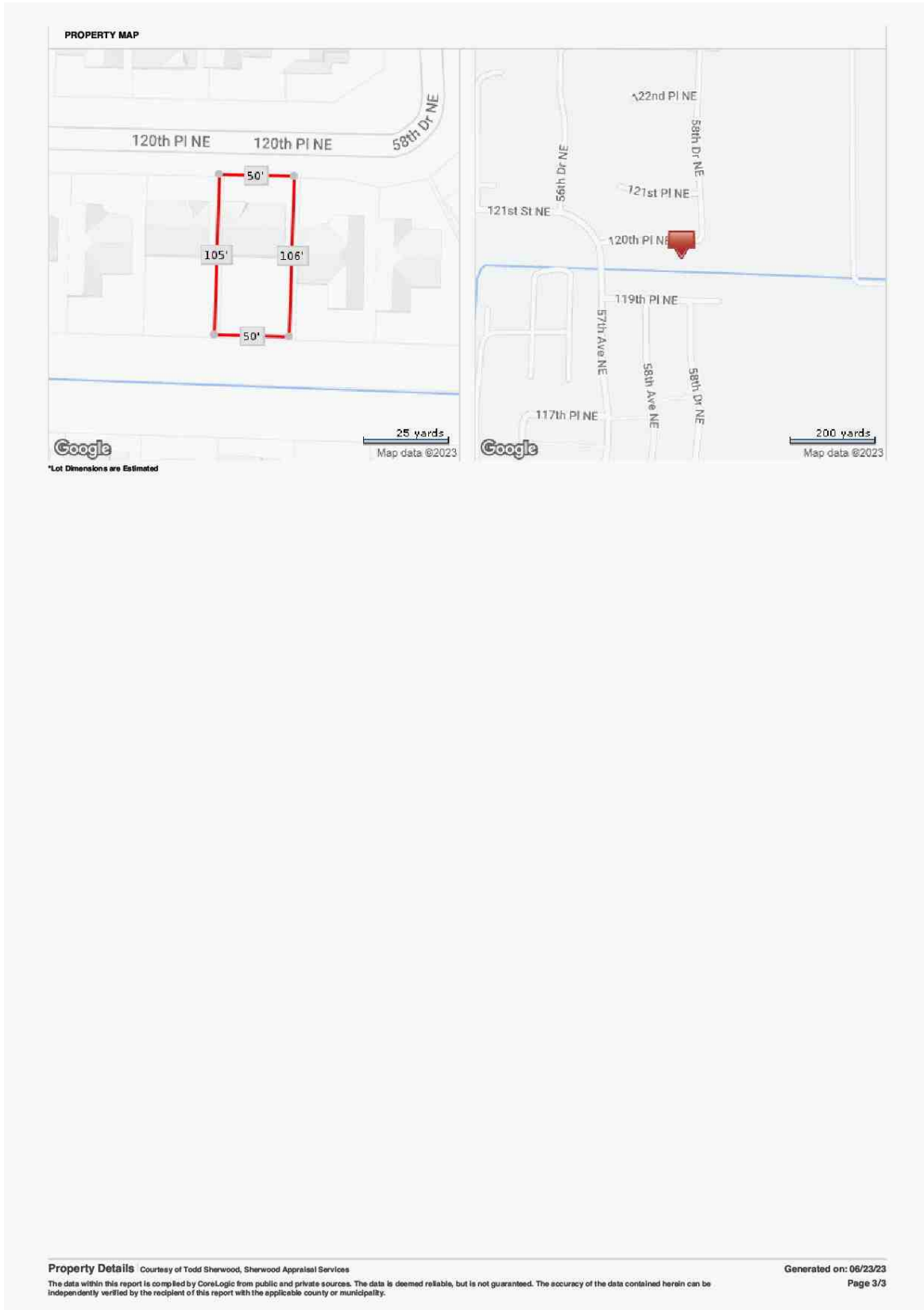
Property Details Courtesy of Todd Sherwood, Sherwood Appraisal Services

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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Realist Printout Subject Property - Page 3



Property Details Courtesy of Todd Sherwood, Sherwood Appraisal Services

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Generated on: 06/23/23

Page 3/3

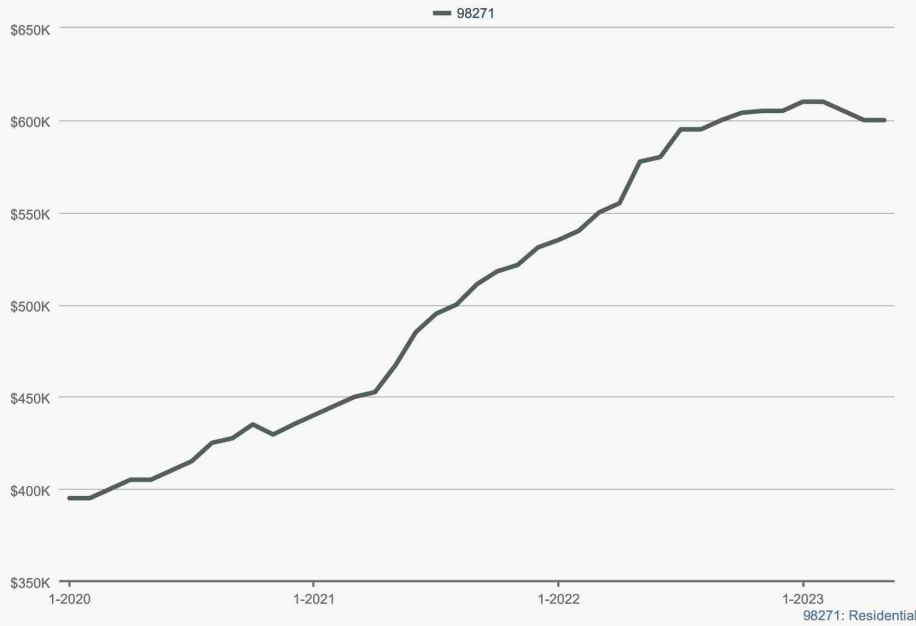
Median Sale Price 98271 Zip Code

Todd Sherwood
Sherwood Appraisal Services

Office: (206) 679-5081
Cell: (206) 679-5081
ToddASherwood@gmail.com



Median Sales Price



Each data point is 12 months of activity. Data is from June 23, 2023.

All data from Northwest Multiple Listing Service®. InfoSparks © 2023 ShowingTime.

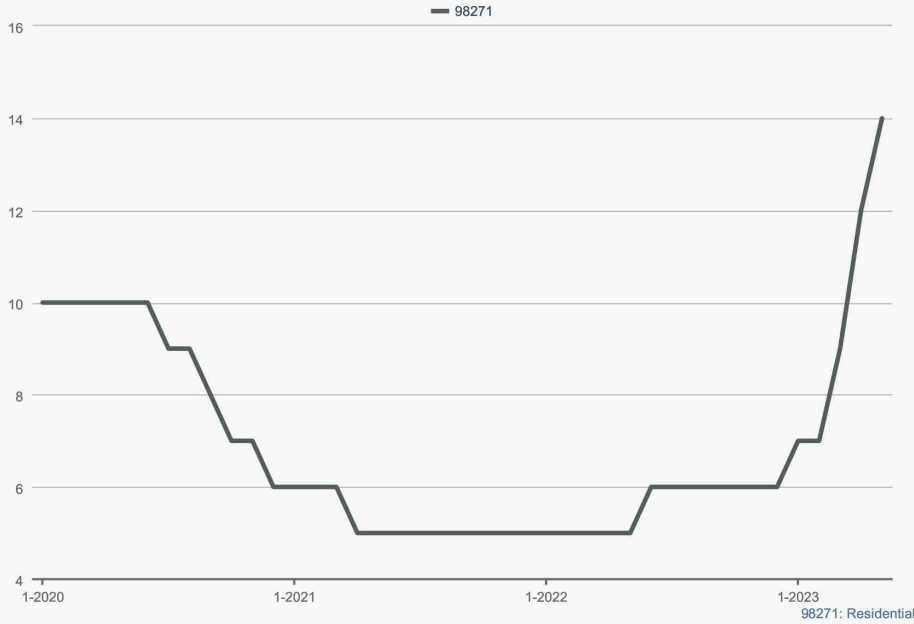
Median Days on Market

Todd Sherwood
Sherwood Appraisal Services

Office: (206) 679-5081
Cell: (206) 679-5081
ToddASherwood@gmail.com



Median Days on Market

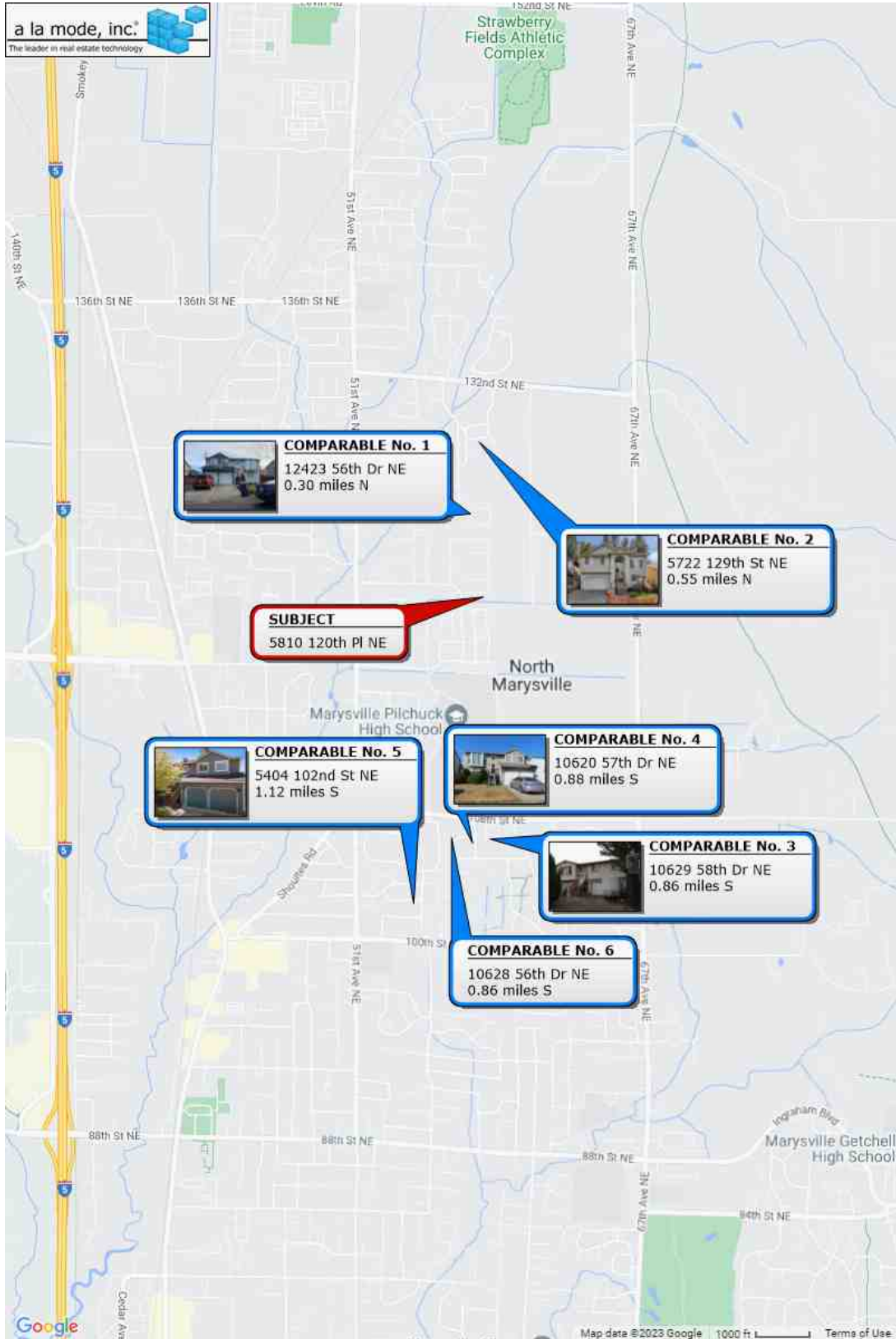


Each data point is 12 months of activity. Data is from June 23, 2023.

All data from Northwest Multiple Listing Service®. InfoSparks © 2023 ShowingTime.

Location Map

Borrower	Redwood Holdings, LLC				
Property Address	5810 120th Pl NE				
City	Marysville	County	Snohomish	State	WA
Lender/Client	Wedgewood Inc	Zip Code	98271		



Subject Photo Page

Borrower	Redwood Holdings, LLC						
Property Address	5810 120th PI NE						
City	Marysville	County	Snohomish	State	WA	Zip Code	98271
Lender/Client	Wedgewood Inc						



Subject Front

5810 120th PI NE
Sales Price
Gross Living Area 1,855
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 8712 sf
Quality Q4
Age 14

Subject Rear



Subject Street

Comparable Photo Page

Borrower	Redwood Holdings, LLC		
Property Address	5810 120th PI NE		
City	Marysville	County	Snohomish
		State	WA
		Zip Code	98271
Lender/Client	Wedgewood Inc		



Comparable 1

12423 56th Dr NE
 Prox. to Subject 0.30 miles N
 Sale Price 599,000
 Gross Living Area 2,002
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 6534 sf
 Quality Q4
 Age 24



Comparable 2

5722 129th St NE
 Prox. to Subject 0.55 miles N
 Sale Price 499,000
 Gross Living Area 1,520
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 4356 sf
 Quality Q4
 Age 23



Comparable 3

10629 58th Dr NE
 Prox. to Subject 0.86 miles S
 Sale Price 500,000
 Gross Living Area 1,496
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 3670 sf
 Quality Q4
 Age 15

Comparable Photo Page

Borrower	Redwood Holdings, LLC		
Property Address	5810 120th Pl NE		
City	Marysville	County	Snohomish
		State	WA
		Zip Code	98271
Lender/Client	Wedgewood Inc		



Comparable 4

10620 57th Dr NE
 Prox. to Subject 0.88 miles S
 Sale Price 625,000
 Gross Living Area 2,002
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 4792 sf
 Quality Q4
 Age 20



Comparable 5

5404 102nd St NE
 Prox. to Subject 1.12 miles S
 Sale Price 550,000
 Gross Living Area 2,000
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 6098 sf
 Quality Q4
 Age 24



Comparable 6

10628 56th Dr NE
 Prox. to Subject 0.86 miles S
 Sale Price 564,990
 Gross Living Area 2,002
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 6098 sf
 Quality Q4
 Age 21

License



State of Washington
DEPARTMENT OF LICENSING
APPRAISER PROGRAM
PO Box 9021
Olympia, WA 98507-9021

TODD SHERWOOD
1512 MCDUGALL AVE
EVERETT WA 98201-1736

STATE OF WASHINGTON
DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION
THIS CERTIFIES THAT THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

TODD SHERWOOD
1512 MCDUGALL AVE
EVERETT WA 98201-1736

1701406	03/26/2001	03/19/2025
License Number	Issue Date	Expiration Date

Alejandro Sanchez
Alejandro Sanchez, Acting Director

(R/7/19)