Exterior-Only Inspection Residential Appraisal Report File No. 15152labur

The purpose o	of this summa	iry appraisal r	report is to	o provide the le	ender/clie	nt with an a	ccurate, and ad	dequately s	upported	, opinion of the	e market v	alue of the	subject prope
		Laburnum					City Tustin					Zip Code 🤇	92780
-		oldings LLC			Owner of	Public Recor	d Alfred Mcze	ela		С	ounty Ora	ange	
	Parcel # 103	4535 Lot 1(531-22	J				Tax Year 202 2	2		P	.E. Taxes \$	1 669	
	d Name Tus						Map Reference					r,003 t 0755.06	;
Occupant	Owner [Vacant		Special As	ssessments \$			F	PUD HOA\$ (per ye	
Property Rigi	hts Appraised	X Fee Sim	nple	Leasehold	<u> </u>	lescribe)							
Assignment		rchase Transac	tion	Refinance Trans			cribe) Market						
-	t Wedgew						hattan Beac						3
				e(s). CRMLS		ie twelve mor	nths prior to the eff	fective date of	of this appi	raisal?	Yes X	No	
Report uata :	source(s) used	, onening price(s	s), anu uate)								
I did (did not ana	lyze the contrac	ct for sale fo	or the subject pur	chase trans	saction. Expla	ain the results of th	he analysis o	of the contr	act for sale or wh	iy the analy	vsis was not p	erformed.
Contract Pric			te of Contra				seller the owner o			Yes No	Data Sou		
				oncessions, gift c items to be paid.	or downpayi	ment assistai	nce, etc.) to be pai	id by any par	ty on bena	aif of the borrowe	r?	JYes ∟N	10
I Tes, Teport			escribe the	items to be paid.									
Note: Race a	and the racial	composition c	of the neig	hborhood are n	ot appraisa	al factors.							
		d Characterist				One-Unit H	lousing Trends			One-Unit Ho	using		nt Land Use %
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marketing	g time of le	ess than 90) days. I	nterest rate	s are ris	ing, how	ever it appea	ars to hav	ve no av	/derse effec	t on the	current r	narket with
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is the highes	t and best use	oi the subject d											
			roperty as	improved (or as p	proposed pe		specifications) the			Yes No	If No, de	scribe.	
Utilities	Public	Other (describ		improved (or as p	proposed pe		specifications) the	e present use		Yes No			Public Pri
Utilities Electricity	Public			improved (or as p		er plans and	specifications) the	e present use			vements-		Public Pri
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Exterior-Only Inspection Residential Appraisal Report File No. 15152labur

			offered for sale in the sub	· · · · · · · · · · · · · · · · · · ·			1,968,000		
			t neighborhood within the p				to \$ 2,250,000		
	FEATURE 13152 Laburnum D	SUBJECT	COMPARABL 13161 Silver Bi	E SALE NO. 1	COMPARABLE 1702 Saybrook L		COMPARABLE SALE NO. 3		
	Address Tustin, CA 9				Tustin, CA 92780		17536 Sherbrook Drive Tustin, CA 92780		
	Proximity to Subject	2700	0.03 miles SE	00	0.44 miles SE	, 	1.17 miles NW		
	Sale Price	\$		\$ 1,000,000		1,175,000	\$	1,180,000	
	Sale Price/Gross Liv. Area	\$ 0.00 sq.1	ft. \$ 433.65 sq. ft.		\$ 468.87 sq. ft.		\$ 436.71 sq. ft.	.,	
	Data Source(s)		CRMLS #PW230	18434;DOM 5	CRMLS #NP23023		CRMLS #PW23004	073;DOM 9	
	Verification Source(s)		NDC Doc#6524	17_03/22/2023	NDC Doc#12037	4 05/23/2023	NDC Doc#36836	02/17/2023	
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
	Sale or Financing		ArmLth		ArmLth		ArmLth		
	Concessions		Conv;0		Conv;0		Conv;15000	-15,000	
	Date of Sale/Time	NiDeer	s03/23;c02/23		s05/23;c04/23		s02/23;c01/23		
	Location Leasehold/Fee Simple	N;Res; Fee Simple	N;Res; Fee Simple		A;Bcks Trf Str; Fee Simple	+25,000	Fee Simple		
	Site	7362 sf	7362 sf		7315 sf		10000 sf	-79,140	
	View	N;Res;	N;Res;		N;Res;		N;Res;	-73,140	
	Design (Style)	DT2;Traditional	DT2;Traditional	1	DT2;Traditional		DT1;Traditional	0	
	Quality of Construction	Q4	Q4		Q4		Q4		
	Actual Age	59	59		58	0	54	0	
	Condition	C4	C4		C4		<u>C4</u>		
	Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
	Room Count	9 5 3.0	9 5 3.0		9 5 3.0		9 4 2.1	+5,000	
	Gross Living Area 65	2,605 sq. 1		. ft. 19,400			2,702 sq. ft	. 0	
	Basement & Finished Rooms Below Grade	Osf	Osf		Osf		Osf		
	Functional Utility	Conforms	Conforms		Conforms		Conforms		
\CH	Heating/Cooling	FWA None	FWA C/Air	-5.000	FWA C/Air	-5.000	FWA None		
R0/	Energy Efficient Items	None	None		None	· · · ·	None		
РР	Garage/Carport	2ga2dw	2ga2dw		3ga3dw	-7,500	3ga3dw	-7,500	
	Porch/Patio/Deck	None	None		None		None		
SISC	Fireplace	1 F/P	1 F/P		1 F/P		1 F/P		
ES COMPARISON APPROACH	Fence	Fence	Fence/Solar	-15,000			Fence	40.500	
MO	Pool Spa Net Adjustment (Total)	Pool	Pool + X-	\$ 600	Pool X + - \$		None + X - \$	+12,500 84,140	
SO	Adjusted Sale Price		Net Adj0.1%	» 000	Net Adj. 1.1%		Net Adj7.1%	04,140	
SALE	of Comparables		Gross Adj. 3.9%	\$ 999,400			,	1,095,860	
S		search the sale or transfe	r history of the subject pro			.,,,		.,,	
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Exterior-Only Inspection Residential Appraisal Report File No. 15152labur

	After reviewing the three approaches, the market approach, the c		e cost and			ed for this tv	na of
ĺ	determined to be the strongest supporter for the subjects final val			-			
	property. The income approach was considered to be not application	ble, due to the p	predomina	nce of ov	ner occupa	ny, and lack	of rental
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annie Mae Form 2055 March 2005 2055_05UAD 12182015 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 concessions 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.

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.

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

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

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

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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

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

APPRAISER

Signature Wille C fake	Sic
Name William C Fisher	Na
Company Name William C Fisher	Co
Company Address 9192 Guss Drive	Co
Huntington Beach, CA 92646	00
Telephone Number 714-931-6993	Te
Email Address hbredfish@gmail.com	En
Date of Signature and Report 06/29/2023	Da
Effective Date of Appraisal 06/28/2023	Sta
State Certification # AR005705	or
or State License #	Sta
or Other (describe) State #	Ex
State CA	-
Expiration Date of Certification or License <u>12/23/2024</u>	
ADDRESS OF PROPERTY APPRAISED	SU
13152 Laburnum Drive	\square
Tustin, CA 92780	
APPRAISED VALUE OF SUBJECT PROPERTY \$ <u>1,000,000</u>	
LENDER/CLIENT	СС
Name Clear Capital	
Company Name Wedgewood Inc.	
Company Address 2015 Manhattan Beach Blvd Suite 100	
Redondo Beach, CA 90278	
Email Address	

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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
Did not inspect exterior 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

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

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

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*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.

O2 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 residences 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.

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

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

Uniform Appraisal Dataset Definitions

Abbrev.	Full Name	Appropriate Fields	Abbrev.	FullName	Appropriate Fields
ac	Acres	Area, Site	in	Interior Only Stairs	Basement & Finished Rooms Below Grade
AdjPrk	Adjacent to Park	Location	Lndfl	Landfill	Location
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	View
A	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	N	Neutral	Location & View
br	Bedroom	Basement & Finished Rooms Below Grade	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
В	Beneficial	Location & View	ор	Open	Garage/Carport
BsyRd	Busy Road	Location	0	Other	Basement & Finished Rooms Below Grade
ср	Carport	Garage/Carport	0	Other	Design(Style)
Cash	Cash	Sale or Financing Concessions	Prk	Park View	View
CtySky	City View Skyline View	View	Pstrl	Pastoral View	View
CtyStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
С	Contracted Date	Date of Sale/Time	rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Conv	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	Sale or Financing Concessions
CV	Covered	Garage/Carport	REO	REO Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
DOM	Days On Market	Data Sources	RT	Row or Townhouse	Design(Style)
DT	Detached Structure	Design(Style)	RH	Rural Housing - USDA	Sale or Financing Concessions
dw	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	S	Settlement Date	Date of Sale/Time
е	Expiration Date	Date of Sale/Time	Short	Short Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
g	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
gbi	Garage - Built-in	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carport	WO	Walk Out Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
GlfCse	Golf Course	Location	WtrFr	Water Frontage	Location
Glfvw	Golf Course View	View	Wtr	Water View	View
HR	High Rise Structure	Design(Style)	W	Withdrawn Date	Date of Sale/Time
Ind	Industrial	Location & View	Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbrev.	FullName	Appropriate Fields	Abbrev.	FullName	Appropriate Fields

Market Conditions Addendum to the Appraisal Report File No. 15152labur

	The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required									
	addendum for all appraisal reports with an effective date on or after April 1, 2009. Property Address 13152 Laburnum Drive City Tustin State CA Zip Code 92780									2780
	Borrower Redwood Holdings LLC Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and									
	overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide									
	analysis as indicated below. If any required data is unavailable					-				
	provide data for the shaded areas below; if it is available, however			-						-
	median, the appraiser should report the available figure and ident that would be used by a prospective buyer of the subject proper		-			-		-		
	Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	13 300			Overall Trend		Sures, etc.
	Total # of Comparable Sales (Settled)	31	18	18		Increasing	X	Stable		Declining
	Absorption Rate (Total Sales/Months)	5.17	6.00	6.00		Increasing		Stable		Declining
	Total # of Comparable Active Listings Months of Housing Supply (Total Listings/Ab.Rate)	17 3.29	4 0.67	8 1.33	\square	Declining Declining	┢	Stable Stable) Increasing
	Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		Deciming		Overall Trend		Jincreasing
	Median Comparable Sale Price	1,060,000	1,080,000	1,100,000	\Box	Increasing	X	Stable		Declining
	Median Comparable Sales Days on Market	31	35	29		Declining		Stable		Increasing
SIS	Median Comparable List Price	1,049,000	1,063,000	1,097,000		Increasing	┡	Stable Stable	╞	
ANALYSIS	Median Comparable Listings Days on Market Median Sale Price as % of List Price	41 100.00%	45 100.00%	39 100.00%	M	Declining Increasing		Stable	╢──	Declining
S AN	Sollar (davalanar, buildar, ata)naid financial accistance provalar		No	100.0070	\Box	Declining		Stable) Increasing
CH 8	Explain in detail the seller concessions trends for the past 12 m	nonths (e.g., seller cor	ntributions increased f	rom 3% to 5%, increa	sing	use of buydown	s, clo	osing costs, con	do fee	es, options, etc.).
MARKETRESEARCH &	The higher percentage of consessions are as									
ESE										
L R										
RKE										
MA	Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	yes, explain (including	the trends in listings a	and s	ales of foreclose	d pro	perties).		
	Limited number of foreclosure property is not	ed at the prese	nt time, that wo	uld offset the cu	urre	nt stable ma	arke	et trends.		
	Cite data sources for above information. CRMLS/NDC									
	Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate	-			-	-	itiona	al information, s	such a	as an analysis of
							han	90 days Ir	ntere	
		Present market conditions for the marketing area of the subject are good. Limited marketing time of less than 90 days. Interest rates								
	are rising, however it appears to have no avderse effect on the current market with values remaining stable.									est rates
	are rising, nowever it appears to have no avo	lerse effect on t	he current mark		_					
	_are rising, nowever it appears to have no avo	lerse effect on t	he current mark		_					
	are rising, nowever it appears to have no avo	lerse effect on t	he current mark		_					
	are rising, nowever it appears to have no avo	lerse effect on t	he current mark		_					
					_	aining stabl	e			
	If the subject is a unit in a condominium or cooperativ	re project , comple	te the following:	et with values r	_		e. t Nai	me:		
	If the subject is a unit in a condominium or cooperativ Subject Project Data					aining stabl	e. t Nai	me: Overall Trend		
	If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled)	re project , comple	te the following:	et with values r		aining stabl Projec Increasing	e. t Nai	me: Overall Trend Stable		Declining
	If the subject is a unit in a condominium or cooperativ Subject Project Data	re project , comple	te the following:	et with values r		aining stabl	e. t Nai	me: Overall Trend		
	If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	re project , comple Prior 7-12 Months	te the following: Prior 4-6 Months	Current - 3 Months		Projec Increasing Declining Declining	e.	me: Overall Trend Stable Stable Stable Stable Stable		Declining Declining Increasing Increasing
DTS	If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	re project , comple Prior 7-12 Months	te the following:	Current - 3 Months		Projec Increasing Declining Declining	e.	me: Overall Trend Stable Stable Stable Stable Stable		Declining Declining Increasing Increasing
DIECTS	If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	re project , comple Prior 7-12 Months	te the following: Prior 4-6 Months	Current - 3 Months		Projec Increasing Declining Declining	e.	me: Overall Trend Stable Stable Stable Stable Stable		Declining Declining Increasing Increasing
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OP PROJECTS	If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	re project , comple Prior 7-12 Months	te the following: Prior 4-6 Months	Current - 3 Months		Projec Increasing Declining Declining	e.	me: Overall Trend Stable Stable Stable Stable Stable		Declining Declining Increasing Increasing
CO-OP PROJECTS	If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	re project , comple Prior 7-12 Months	te the following: Prior 4-6 Months	Current - 3 Months		Projec Increasing Declining Declining	e.	me: Overall Trend Stable Stable Stable Stable Stable		Declining Declining Increasing Increasing
DO/CO-OP PROJECTS	If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	re project , comple Prior 7-12 Months	te the following: Prior 4-6 Months	Current - 3 Months		Projec Increasing Declining Declining	e.	me: Overall Trend Stable Stable Stable Stable Stable		Declining Declining Increasing Increasing
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CONDO/CO-OP PROJECTS	If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	Yes No If	te the following: Prior 4-6 Months	Current - 3 Months		Projec Increasing Declining Declining	e.	me: Overall Trend Stable Stable Stable Stable Stable		Declining Declining Increasing Increasing
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	If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject Summarize the above trends and address the impact on the subject Signature William C Fisher Company Name William C Fisher Company Address <u>9192 Guss Drive</u> Huntington Beach, CA 92646	e project , comple Prior 7-12 Months Yes No If j ject unit and project.	te the following: Prior 4-6 Months yes, indicate the numb SUP	Current - 3 Months Current - 3 M		aining stabl Projec Increasing Declining Declining ain the trends in AISER (ONI		me: Overall Trend Stable Stable Stable gs and sales of		Declining Declining Declining Increasing Inc

SUBJECT PROPERTY PHOTO ADDENDUM

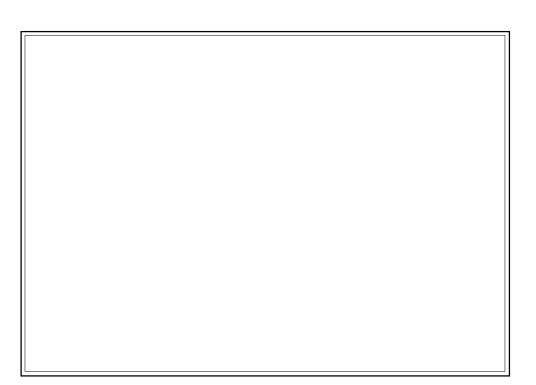
Borrower: Redwood Holdings LLC File No.: 15152labur Property Address: 13152 Laburnum Drive City: Tustin Case No.: Zip: 92780 State: CA Lender: Wedgewood Inc.

FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: June 28, 2023 Appraised Value: \$ 1,000,000

REAR VIEW OF SUBJECT PROPERTY

STREET SCENE





COMPARABLE PROPERTY PHOTO ADDENDUM

 Borrower: Redwood Holdings LLC
 File No.:
 15152labur

 Property Address: 13152 Laburnum Drive
 Case No.:
 Case No.:

 City: Tustin
 State: CA
 Zip: 92780

 Lender: Wedgewood Inc.
 Case No.:
 Case No.:



COMPARABLE SALE #1

13161 Silver Birch Drive Tustin, CA 92780 Sale Date: s03/23;c02/23 Sale Price: \$ 1,000,000



COMPARABLE SALE #2

1702 Saybrook Lane Tustin, CA 92780 Sale Date: s05/23;c04/23 Sale Price: \$ 1,175,000



COMPARABLE SALE #3

17536 Sherbrook Drive Tustin, CA 92780 Sale Date: s02/23;c01/23 Sale Price: \$ 1,180,000

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and BREA APPRAISER IDENTIFICATION NUMBER: AR 005705 Effective Date: AR 005705 Date Expires: December 24, 2022 Date Expires: December 23, 2024 December 23, 2024 December 23, 2024 Detember 23, 2024 Detember 23, 2024	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"	Business, Consumer Services & Housing Agency BUREAU OF REAL ESTATE APPRAISERS REAL ESTATE APPRAISER LICENSE
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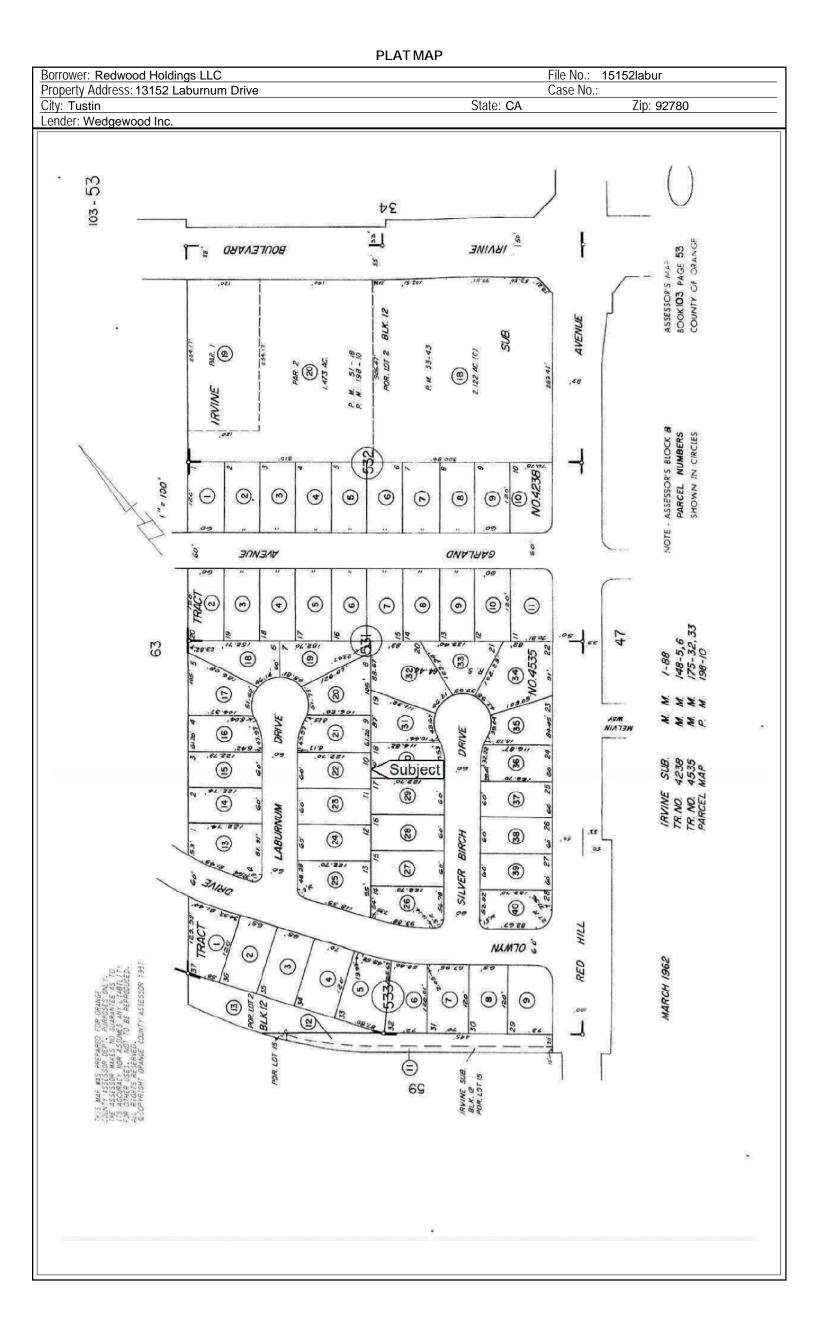
Borrower: Redwood Holdings LLC			File No.: 15152labur
Property Address: 13152 Laburnum Drive		01.1	Case No.:
City: Tustin Lender: Wedgewood Inc.		State: CA	Zip: 92780
HUDSON INSURANCE COMP	ANY		HUDSON
100 William Street, 5th Floor			INSURANCE GROUP *
New York, NY 10038			
REAL ESTATE APPRAISER	S ERRORS AND OMI	SSIONS INSURANCI	E POLICY DECLARATIONS
200000000 DET UTBAT BERNEDAUEL & DE 15 7 AU 7000	980 NG 61 NG 11 NG 11 NG 10	ल प्रायंत्रायकः । एवं मुद्रा त्यारं तीत् । । जि	19 - 20 EL EL EL EL
			ICY REQUIRES THAT A CLAIM
			EPORTED TO THE INSURER, IN ED REPORTING PERIOD.
			CLAIM EXPENSES THE INSURER
The Construction of the second s	second and the other the second part of the second s		ES SHALL BE SUBJECT TO ANY
AND CORP. MARKED COMP. INC. AND A REPORT OF A REAL PROPERTY OF			JCE THE LIMITS OF LIABILITY
STATED IN ITEM 4. O	F THE DECLARATIONS	. PLEASE READ YOU	R POLICY CAREFULLY.
	PLEASE READ THIS	POLICY CAREFUL	LY.
Policy Number: PRA-:	LAX-1002512	Renew	al of:
1. Named Insured: William	n C. Fisher		ERGY - HE
Encoder of the second s	Buss Drive		
Huntin	gton Beach, CA 92640	5	
3. Policy Period: From:	October 18, 2022	To:	October 18, 2023
		72	
12:01 A.M. Standard Time			Due numerical environt. Due prime providence
4. Limit of Liability	Each Cl		Policy Aggregate
Damages Limit of Liabili Claims Expense Limit of		<u>100</u> B	<u>\$1.000.000</u>
Liability	C. <u>\$1,000,0</u>	<u>100</u> D	• <u>\$1,000,000</u>
5. Deductible (Inclusive of	Claims Expenses):		
5A. <u>\$ 500</u> Each C		\$ 1,000 Aggregate	
6. Policy Premium:	Carrier and a second	State Taxes/Surchar	ges:
Retroactive Date:	October 18, 2022		
8. Notice to Company:	Notice of a Claim or Po		e sent to:
	Hudson Insurance G 100 William Street, 5		
	New York, NY 1003		
	Fax: 646-216-3786 Email: hudsonclaim	s300@hudsoninsgroup.c	om
9. A. Program Administra	ator: Riverton Inst	Irance Agency Corp.	
B. Agent/Broker:		on Insurance Agency	
	Corp.) (800) 882-44	10	
	g removed g forder of 1		
	have a second different	ing to be accorded to	our Dresident and cur
IN WITNESS WHEREOF, We Corporate Secretary at New Ye		cy to be executed by	our riesident and our

Aut 2. Julled President

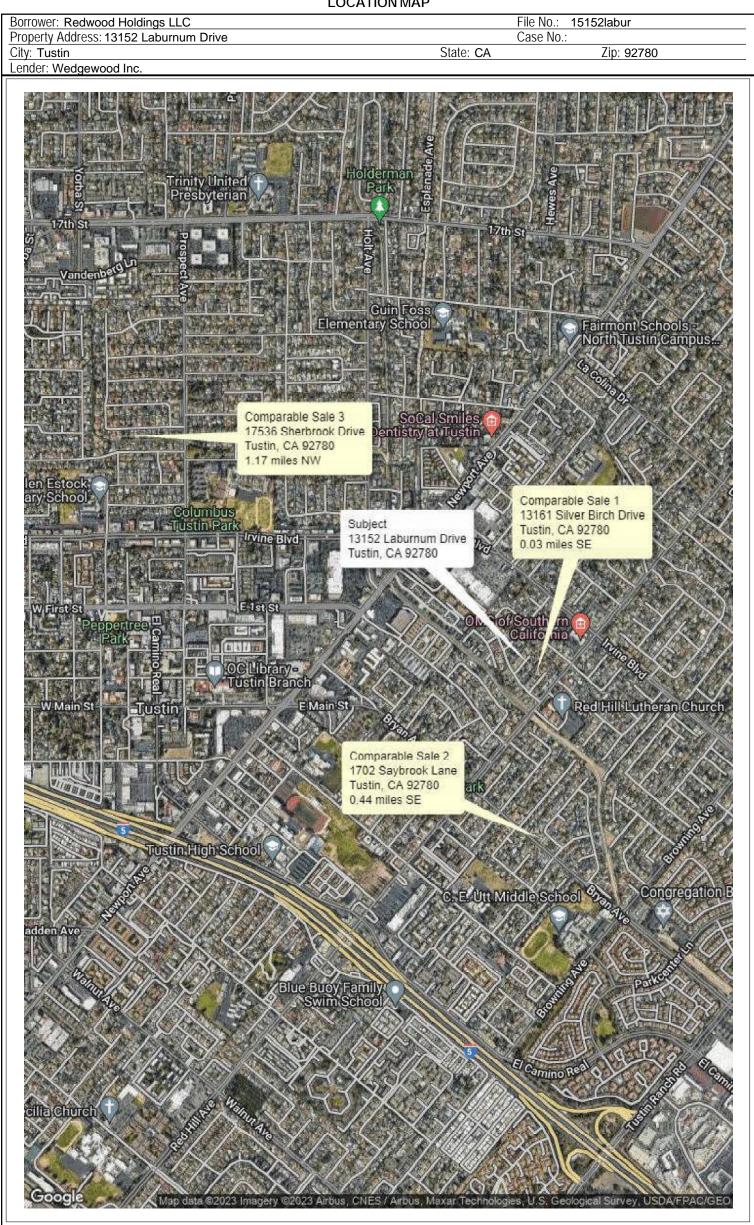
Dina Dashiel Secretary

Page | 1

PRA100 (01/20)



LOCATION MAP



********* INVOICE ********

File Number: 15152labur

Borrower :

Invoice # : Order Date : Reference/Case # : PO Number :

13152 Laburnum Drive Tustin, CA 92780

> \$ \$ \$ 215.00 \$ 0.00 (\$ 15.00 (\$ 15.00) \$ 200.00

Terms:

Please Make Check Payable To:

Invoice Total

Amount Due

Deposit

Deposit

State Sales Tax @

William C Fisher 9192 Guss Drive Huntington Beach CA. 92646

Fed. I.D. #:

AERIAL MAP

Borrower: Redwood Holdings LLC Property Address: 13152 Laburnum Drive City: Tustin Lender: Wedgewood Inc.

File No.: 15152labur Case No.: State: CA

