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Borrower: REDWOOD HOLDINGS LLC	File No.: 34536721
Property Address: 5237 DEEBOYAR AVE	Case No.: LN#54981
City: LAKEWOOD	State: CA
Lender: Wedgewood Inc	Zip: 90712



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**APPRAISAL OF**



**LOCATED AT:**

5237 DEEBOYAR AVE  
LAKEWOOD, CA 90712

**FOR:**

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

**BORROWER:**

REDWOOD HOLDINGS LLC

**AS OF:**

August 28, 2023

**BY:**

DAVID G. GRANT  
CERTIFIED REAL ESTATE APPRAISER

# Exterior-Only Inspection Residential Appraisal Report

LN#54981  
File No. 34536721

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 <b>5237 DEEBOYAR AVE</b>	City <b>LAKEWOOD</b>	State <b>CA</b> Zip Code <b>90712</b>
Borrower <b>REDWOOD HOLDINGS LLC</b>	Owner of Public Record <b>Maylo H &amp; Maribel G Barnuevo</b> County <b>LOS ANGELES</b>	
Legal Description <b>TRACT #18100 LOT 218</b>		
Assessor's Parcel # <b>7157-024-018</b>	Tax Year <b>2022</b>	R.E. Taxes \$ <b>8,010</b>
Neighborhood Name <b>LAKEWOOD</b>	Map Reference <b>765-G3</b>	Census Tract <b>5707.03</b>
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ <b>0</b>	<input type="checkbox"/> PUD HOA \$ <b>0.00</b> <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)		
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) <b>SERVICING</b>		
Lender/Client <b>Wedgewood Inc</b> Address <b>2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278</b>		
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s). <b>CRMLS SERVICE</b>		

I <input type="checkbox"/> did <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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 <b>91 %</b>
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 <b>1 %</b>
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	<b>690</b> Low <b>45</b>	Multi-Family <b>2 %</b>
Neighborhood Boundaries <b>SOUTH STREET TO THE NORTH, DOWNEY AVE TO THE EAST, DELAMO BLVD TO THE SOUTH. CHERRY AVE TO THE WEST.</b>		<b>970</b> High <b>85</b>	Commercial <b>5 %</b>
Neighborhood Description <b>See Attached Addendum</b>		<b>775</b> Pred. <b>65</b>	Other <b>INDST 1 %</b>

Market Conditions (including support for the above conclusions) **See Attached Addendum**

Dimensions <b>50' X 112.50'</b>	Area <b>5625 sf</b>	Shape <b>RECTANGULAR</b>	View <b>N;Res;</b>
Specific Zoning Classification <b>LKR1YY</b>		Zoning Description <b>SINGLE FAMILY USE</b>	
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)			
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. <b>See Attached Addendum</b>			
Utilities	Public	Other (describe)	
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water <input checked="" type="checkbox"/> <input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone <b>X</b>	FEMA Map # <b>06037C1930F</b> FEMA Map Date <b>09/26/2008</b>
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.			
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe. <b>PER SATELLITE PHOTOGRAPH THE SUBJECT PROPERTY BACKS RAILROAD TRACKS, BUFFERED BY 40' BACKYARD SETBACK, MINIMUM ADVERSE EFFECT.</b>			

Source(s) Used for Physical Characteristics of Property <input type="checkbox"/> Appraisal Files <input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner <input type="checkbox"/> Other (describe)				
Data Source(s) for Gross Living Area <b>REALIST</b>				
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) # <b>0</b>	<input type="checkbox"/> None
# of Stories <b>1</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> WoodStove(s) # <b>0</b>	<input checked="" type="checkbox"/> Driveway # of Cars <b>2</b>
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 <b>CMT</b>	Driveway Surface <b>CONCRETE</b>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls <b>STUCCO/WD</b>	Fuel <b>GAS</b>	<input checked="" type="checkbox"/> Porch <b>CMNT</b>	<input checked="" type="checkbox"/> Garage # of Cars <b>2</b>
Design (Style) <b>RANCH</b>	Roof Surface <b>COMP SHING</b>	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool <b>NONE</b>	<input type="checkbox"/> Carport # of Cars <b>0</b>
Year Built <b>1955</b>	Gutters & Downspouts <b>METAL</b>	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence <b>WOOD</b>	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) <b>40</b>	Window Type <b>VINYL</b>	<input type="checkbox"/> Other	<input type="checkbox"/> Other <b>NONE</b>	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				
Finished area above grade contains: <b>6</b> Rooms <b>3</b> Bedrooms <b>2.0</b> Bath(s) <b>1,621</b> Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) <b>NO SPECIAL ENERGY EFFICIENT ITEMS WERE NOTED AT THE TIME OF THIS APPRAISAL.</b>				
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). <b>C4;No updates in the prior 15 years;"AMENDED SCOPE OF WORK AND LIMITING CONDITIONS TO THE FANNIE MAE PRE-PRINTED FORM. AT THE REQUEST OF THE INTENDED USER AND EXTERIOR-ONLY INSPECTION WAS COMPLETED ON THE SUBJECT PROPERTY REGARDLESS OF THE SCOPE OR WORK IN THE PRE-PRINTED FORM. THE INTENDED USER HAS BEEN AMENDED AS INDICATED IN THE ADDENDUM. A SKETCH IS NOT PROVIDED SINCE THIS IS A EXTERIOR-ONLY REPORT. THE CONDITION RATING IS BASED ON EXTERIOR OBSERVATION ONLY. SEE ADDENDUM</b>				
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. <b>See Attached Addendum</b>				
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.				

# Exterior-Only Inspection Residential Appraisal Report

LN#54981  
File No. 34536721

There are **6** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **675,000** to \$ **949,999**  
 There are **39** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **500,000** to \$ **970,000**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
5237 DEEBOYAR AVE Address LAKEWOOD, CA 90712		5118 Meadow Wood Ave Lakewood, CA 90712		2502 Dollar St Lakewood, CA 90712		2412 Denmead St Lakewood, CA 90712	
Proximity to Subject		0.23 miles SW		0.10 miles SE		0.15 miles SE	
Sale Price	\$	\$ 810,000		\$ 850,000		\$ 790,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 494.51 sq. ft.		\$ 573.55 sq. ft.		\$ 595.33 sq. ft.	
Data Source(s)		CRMLS#DW23064992;DOM 19		CRMLS#DW23072535;DOM 9		CRMLS#PW23089440;DOM 5	
Verification Source(s)		REALIST DOC#429384		REALIST DOC#395315		REALIST DOC#433724	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Cash;0	
Date of Sale/Time		s06/23;c06/23		s06/23;c05/23		s07/23;c05/23	
Location	A;RXR;	A;RXR;		N;Res;	-25,500	N;Res;	-23,700
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	5625 sf	4700 sf	5,000	5001 sf	3,000	5281 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;RANCH	DT1;RANCH		DT1;RANCH		DT1;RANCH	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	68	55	0	68		68	
Condition	C4	C4		C3	-42,500	C4	
Above Grade	Total Bdrms Baths	Total Bdrms Baths	-10,000	Total Bdrms Baths	10,000	Total Bdrms Baths	10,000
Room Count	6 3 2.0	7 4 2.0		6 3 1.1		6 3 1.1	10,000
Gross Living Area 100	1,621 sq. ft.	1,638 sq. ft.	-1,700	1,482 sq. ft.	13,900	1,327 sq. ft.	29,400
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FAU/CENT	FAU/CENT		FAU/CENT		FAU/CENT	
Energy Efficient Items	NONE	NONE		NONE		NONE	
Garage/Carport	2ga2dw	2ga2dw		2gd2dw	0	2gd2dw	0
Porch/Patio/Deck	PATIO/PORCH	PATIO/PORCH		PATIO/PORCH		PATIO/PORCH	
EXTRAS	NONE	NONE		NONE		NONE	
CLOSING DATE	N/A	06/30/2023	0	06/16/2023	0	07/03/2023	0
LAST LIST PRICE	N/A	\$799,000	0	\$799,000	0	\$769,900	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 6,700	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 41,100	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 15,700
Adjusted Sale Price of Comparables		Net Adj. -0.8% Gross Adj. 2.1%	\$ 803,300	Net Adj. -4.8% Gross Adj. 11.2%	\$ 808,900	Net Adj. 2.0% Gross Adj. 8.0%	\$ 805,700

SALES COMPARISON APPROACH

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

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

Data source(s) **REALIST**

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

Data source(s) **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 NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	<b>REALIST</b>	<b>REALIST</b>		<b>REALIST</b>		<b>REALIST</b>	
Effective Date of Data Source(s)	<b>08/28/2023</b>	<b>08/27/2023</b>		<b>08/27/2023</b>		<b>08/27/2023</b>	

Analysis of prior sale or transfer history of the subject property and comparable sales **THE SUBJECT PROPERTY HAS NOT TRANSFERRED OR BEEN LISTED FOR SALE WITHIN THE LAST 36 MONTHS. THE COMPARABLE SALES DID NOT TRANSFER WITHIN THE PRIOR 12 MONTHS OF THE LATEST SALES DATES.**

Summary of Sales Comparison Approach. **See Attached Addendum**

Indicated Value by Sales Comparison Approach \$ **805,000**

Indicated Value by: Sales Comparison Approach \$805,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

**THE INCOME AND COST APPROACH IS EXCLUDED DUE TO A TYPICAL PURCHASER OF THE SUBJECT PROPERTY WOULD NOT CONSIDER THE INCOME POTENTIAL OF THE SUBJECT PROPERTY OR CONSIDER A NEW CONSTRUCTION ALTERNATIVE IN THEIR BUYING DECISION. A TYPICAL PURCHASER OF THE S/P WOULD USE THE MARKET APPROACH IN THEIR BUYING DECISION.**

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **805,000** as of **08/28/2023**, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

# Exterior-Only Inspection Residential Appraisal Report

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THE ESTIMATED REMAINING ECONOMIC LIFE OF THE SUBJECT PROPERTY IS 40 YEARS.

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 VALUE WAS ESTIMATED BY THE SITE ABSTRACTION METHOD. THE SITE VALUE IS GREATER THAN 30% OF THE VALUE ESTIMATE OF THE SUBJECT PROPERTY WHICH IS TYPICAL FOR THE AREA AND THERE IS NO IMPACT ON THE MARKETABILITY OF THE SUBJECT PROPERTY.**

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = \$ <b>700,000</b>
Source of cost data <b>N/A</b>	Dwelling <b>1,621</b> Sq. Ft. @ \$ ..... = \$ <b>0</b>
Quality rating from cost service <b>N/A</b> Effective date of cost data <b>N/A</b>	Sq. Ft. @ \$ ..... = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
<b>COST APPROACH WAS NOT DEVELOPED DUE TO A TYPICAL PURCHASER WOULD NOT CONSIDER A NEW CONSTRUCTION ALTERNATIVE IN THEIR BUYING DECISION AND DUE TO THE DIFFICULTY IN DETERMINING DEPRECIATION FOR THE SUBJECT'S OLDER IMPROVEMENTS</b>	Garage/Carport <b>200</b> Sq. Ft. @ \$ ..... = \$ <b>0</b>
	Total Estimate of Cost-New ..... = \$ <b>0</b>
	Less <b>50</b> Physical Functional External Depreciation ..... = \$ <b>( 0)</b>
	Depreciated Cost of Improvements ..... = \$ <b>0</b>
	"As-is" Value of Site Improvements ..... = \$
Estimated Remaining Economic Life (HUD and VA only) _____ Years	INDICATED VALUE BY 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) **THE INCOME APPROACH IS EXCLUDED DUE TO A TYPICAL PURCHASER OF THE SUBJECT PROPERTY WOULD NOT CONSIDER THE INCOME POTENTIAL OF THE SUBJECT PROPERTY IN THEIR BUYING DECISION.**

PUD INFORMATION

#### 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 an existing building(s) into a PUD?  Yes  No If Yes, date of conversion. \_\_\_\_\_

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

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

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

Describe common elements and recreational facilities. \_\_\_\_\_

# Exterior-Only Inspection Residential Appraisal Report

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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.

# Exterior-Only Inspection Residential Appraisal Report

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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.
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).

Exterior-Only Inspection Residential Appraisal Report

LN#54981
File No. 34536721

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 David G. Grant
Name DAVID G. GRANT
Company Name DGG APPRAISALS
Company Address 28030 BRAIDWOOD DR, RPV, CA
RANCHO PALOS VERDES, CA 90275
Telephone Number 310-936-5534
Email Address DGGAPPRAISALS@OUTLOOK.COM
Date of Signature and Report 08/28/2023
Effective Date of Appraisal 08/28/2023
State Certification # AR006971
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 02/04/2025

ADDRESS OF PROPERTY APPRAISED
5237 DEEBOYAR AVE
LAKEWOOD, CA 90712

APPRAISED VALUE OF SUBJECT PROPERTY \$ 805,000

LENDER/CLIENT
Name CLEAR CAPITOL
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY
Did not inspect exterior 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





# Uniform Appraisal Dataset Definitions

LN#54981  
File No. 34536721

## 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.

**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 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.



## ADDENDUM

Borrower: REDWOOD HOLDINGS LLC  
Property Address: 5237 DEEBOYAR AVE  
City: LAKEWOOD  
Lender: Wedgewood Inc

File No.: 34536721  
Case No.: LN#54981  
State: CA  
Zip: 90712

FIRREA CERTIFICATION STATEMENT: THE APPRAISER CERTIFIES AND AGREES THAT THIS APPRAISAL WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE XI OF THE FINANCIAL INSTITUTIONS, REFORM, RECOVERY, AND ENFORCEMENT ACT (FIRREA) OF 1989, AS AMENDED (12 U.S.C. 3331 ET SEQ.), AND ANY APPLICABLE IMPLEMENTING REGULATIONS IN EFFECT AT THE TIME THE APPRAISER SIGNS THE APPRAISAL CERTIFICATION

THIS REPORT IS PREPARED IN ACCORDANCE WITH THE DODD FRANK/ APPRAISER INDEPENDENCE REGULATIONS

### **Intended User/Use**

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 SERVICING, 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.

### **Neighborhood Description**

THE SUBJECT PROPERTY IS LOCATED IN A RESIDENTIAL AREA WITH MOST HOMES BUILT AS TRACT HOMES IN THE 1950'S.

THERE IS A MIX OF COMMERCIAL ON THE TRAFFIC STREETS.

THE MULTI-UNIT, 2-4 UNIT AND LIGHT INDUSTRIAL PROPERTIES ARE LOCATED IN VARIOUS POCKETS IN THE AREA

THE QUALITY OF HOMES IN THE NEIGHBORHOOD ARE RATED AS AVERAGE BASED ON MARSHALL AND SWIFT COST HANDBOOK.

PROPERTIES IN THE AREA ARE MOSTLY RATED AS AVERAGE TO GOOD CONDITION.

THE SUBJECT PROPERTY NEIGHBORHOOD IS LOCATED TO ALL COMMUNITY SERVICES OF: FIRE AND POLICE SERVICES, SCHOOLS AND PARKS

### **Neighborhood Market Conditions**

PER 1004MC MARKET CONDITIONS ADDENDUM INCLUDED IN THIS APPRAISAL THE AREA IS EXPERIENCING STABLE REAL ESTATE VALUES.

### **Highest and Best Use**

A MARKET VALUE A REQUIRED LAND USE ANALYSIS. THE CONCLUSION OF MAXIMUM PRODUCTIVITY IS BASED ON THE LAND "AS IF VACANT" AND "AS IMPROVED" BEING ANALYZED FOR IT PHYSICAL, LEGAL AND ECONOMIC USES. GIVEN THE SUBJECT'S PHYSICAL CHARACTERISTICS, SURROUNDING LAND USES AND LEGAL ZONING, THE SUBJECT IS IN THE HIGHEST AND BEST USE AS REPORTED. PRESENT USE CONSIDERED HIGHEST AND BEST USE (PER FANNIE MAE GUIDELINES) AS THE IMPROVEMENTS ARE CONFORMING, CONTRIBUTE TO THE OVERALL VALUE AND NO ALTERNATIVE USE WOULD RESULT IN A BETTER USE OF THE PROPERTY.

### **Condition of the Property**

APPRAISER IS MAKING THE EXTRAORDINARY ASSUMPTION THAT, BASED ON EXTERIOR INSPECTION, SUBJECT PROPERTY APPEARS TO BE IN OVERALL AVERAGE (C4) CONDITION AND NOT IN NEED OF IMMEDIATE REPAIRS. IF THIS IS FOUND NOT TO BE TRUE WITH EITHER THE SUBJECT TO BE IN SUPERIOR OR INFERIOR CONDITION, THE APPRAISED VALUE WOULD BE AFFECTED DEPENDENT ON MARKET AND ACTUAL CONDITION

### **Physical Deficiencies or Adverse Conditions**

NO APPARENT PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS APPARENT DURING INSPECTION.

THE APPRAISER'S PHYSICAL INSPECTION FOCUSES ON "READILY OBSERVABLE" DEFICIENCIES THAT ARE VISIBLE DURING A CURSORY INSPECTION. THE DISCOVERY OF ANY POSSIBLE HIDDEN DEFICIENCIES IS NOT WITHIN THE SCOPE OF THE APPRAISAL INSPECTION

### **Comments on Sales Comparison**

THE APPRAISER'S COMPARABLE SEARCH PARAMETERS BEGAN WITH A LOCAL MLS SEARCH FOR SINGLE FAMILY HOMES THAT SOLD WITHIN THE PRIOR 3 MONTHS, LOCATED WITHIN A 1/2 MILE FROM THE SUBJECT PROPERTY BUILT BETWEEN 1950 AND 1970 AND CONTAINING 1100 TO 2000 SQ. FT. OF LIVING AREA. DUE TO THE LACK OF RECENT SALES ACTIVITY, THE COMPARABLES SEARCH PARAMETERS WERE EXTENDED TO 1 MILE AND TWELVE MONTHS FROM THE EFFECTIVE DATE OF THE APPRAISAL. THE COMPARABLE SALES USED IN THIS APPRAISAL WERE THE MOST RECENT AND OVERALL SIMILAR SALES WITHIN 1 MILE OF THE SUBJECT PROPERTY.

THE RESULTS OF THE SEARCH WERE 39 CLOSED SALES, 4 PENDING SALES AND 6 ACTIVE LISTINGS

1 OF THE CLOSED SALE COMPARABLE USED IN THIS APPRAISAL SOLD OVER 90 DAYS PRIOR FROM THE EFFECTIVE DATE OF THIS APPRAISAL, BUT COMPARABLE IS CONSIDERED APPROPRIATE AND SIMILAR IN A MARKET EVALUATION OF THE SUBJECT PROPERTY.

ADDENDUM

Borrower: REDWOOD HOLDINGS LLC  
Property Address: 5237 DEEBOYAR AVE  
City: LAKEWOOD  
Lender: Wedgewood Inc

File No.: 34536721  
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State: CA  
Zip: 90712

COMPARABLE 5 A PENDING SALE IS ADDED TO SUPPORT MARKET VALUE ESTIMATE USING CLOSED SALES 1-4.

A "0" ON THE MARKET GRID INDICATES THAT THERE IS A DIFFERENCE ON THE MARKET GRID, BUT MARKET DATA INDICATES THAT NO ADJUSTMENT IS WARRANTED.

MOST WEIGHT IS GIVEN TO COMPARABLE 1 DUE TO SIMILAR LOCATION AND CONDITION.

THE APPRAISER ADJUSTED \$100 PER LIVING SQ. FT., \$10,000 PER 1/2 BATHROOM, BEDROOM AND GARAGE SPACE, \$5.00 PER SQ. FT. OF LOT(FOR OVER 1000 SQ. FT. DIFFERENCE)

COMPARABLE 2 IS SUPERIOR IN CONDITION PER MLS PHOTOGRAPHS (-5% ADJUSTMENT) THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 1 AND 3.

COMPARABLE 4 IS INFERIOR IN CONDITION PER MLS PHOTOGRAPHS (+7% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 1 AND 3. A DATED SALE, BUT THE COMPARABLE WAS USED DUE TO BRACKET THE LOT SIZE OF THE SUBJECT PROPERTY.

COMPARABLES 2-4 ARE SUPERIOR IN LOCATION (-3% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLE 1.

ADJUSTMENTS WERE BASED ON CONVERSATIONS WITH LOCAL REALTORS AND PAIRED ANALYSIS. DOLLAR ADJUSTMENTS FOR FEATURE DIFFERENCES WERE DERIVED FROM MARKET EXTRACTION AND APPEAR REASONABLE AS SUPPORTED BY THE TIGHT RANGE OF ADJUSTED VALUES OF COMPARABLE DATA.

THE DIFFERENCE IN ADJUSTMENTS FOR SIMILAR FEATURES OF THE COMPARABLES (CONDITION AND LOCATION) IS DUE TO THE ADJUSTMENTS ARE MADE BY A % AMOUNT OF THE SALE'S PRICE OR LISTING PRICE. IT IS COMMON AND APPROPRIATE FOR PERCENTAGE ADJUSTMENTS RATHER THAN LUMP SUM ADJUSTMENT TO BE USED FOR THESE SUBJECTIVE FEATURES.

ALL COMPARABLES ARE CONSIDERED TO BE THE MOST SIMILAR AND APPROPRIATE IN DEVELOPING A MARKET VALUE FOR THE SUBJECT PROPERTY, BASED ON LOCATION, APPEAL AND COMMUNITY SERVICES.

THE SUBJECT PROPERTY WAS VALUED GREATER THAN THE PREVIOUS SALE IN 2016 DUE TO THE OVERALL APPRECIATION OF REAL ESTATE VALUES IN THE AREA SINCE THE SALE.

THE SUBJECT PROPERTY WAS VALUED GREATER THAN THE PREDOMINANT VALUE IN THE NEIGHBORHOOD DUE TO HAVING LARGER LIVING SQ. FT. FOR THE AREA.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: REDWOOD HOLDINGS LLC	File No.: 34536721
Property Address: 5237 DEEBOYAR AVE	Case No.: LN#54981
City: LAKEWOOD	State: CA
Lender: Wedgewood Inc	Zip: 90712



**FRONT VIEW OF  
SUBJECT PROPERTY**

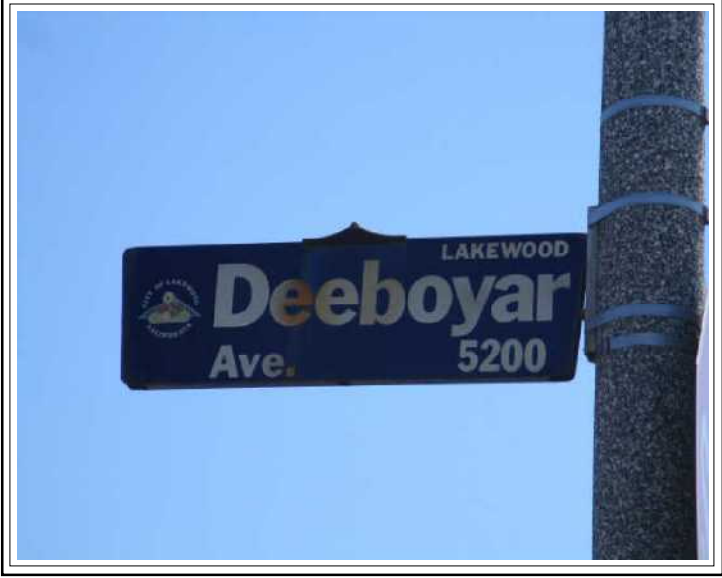
Appraised Date: August 28, 2023  
Appraised Value: \$ 805,000



**STREET SCENE**

SUBJECT PHOTOS

Borrower: REDWOOD HOLDINGS LLC	File No.: 34536721
Property Address: 5237 DEEBOYAR AVE	Case No.: LN#54981
City: LAKEWOOD	State: CA
Lender: Wedgewood Inc	Zip: 90712



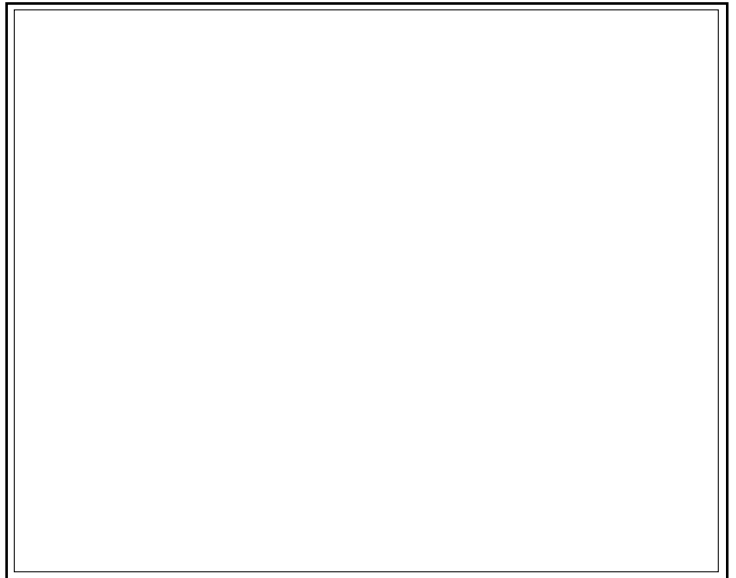
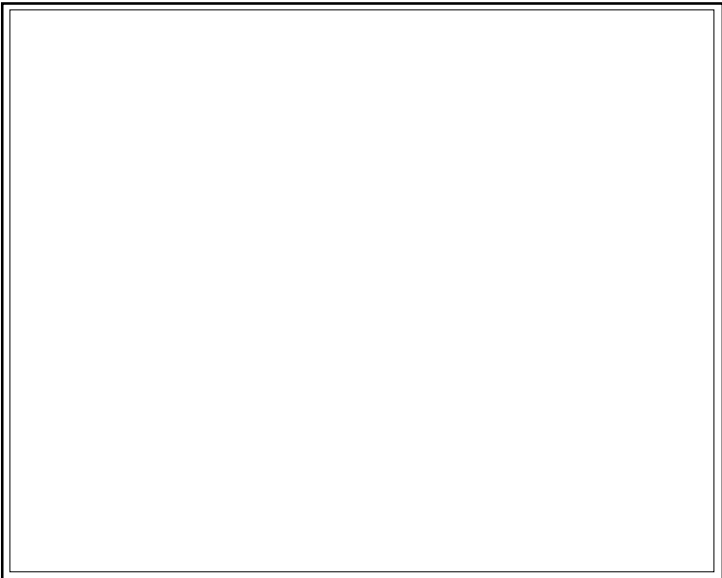
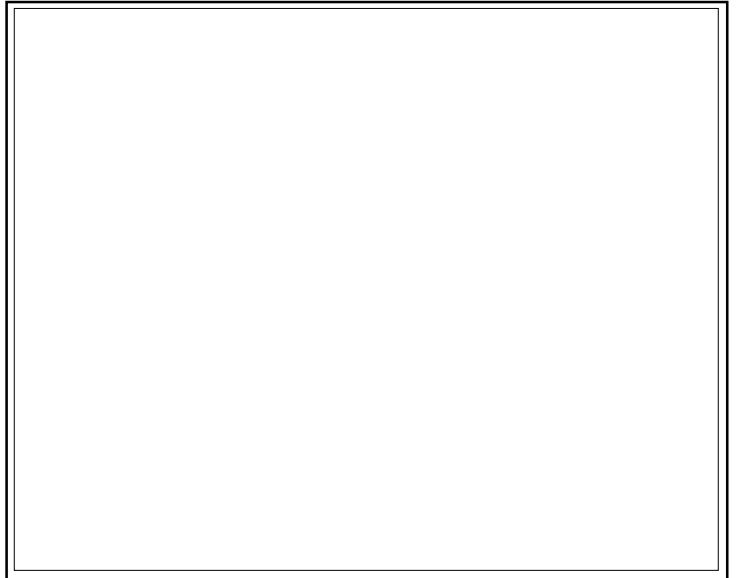
STREET SIGN



STREET ADDRESS



OPPOSITE STREET SCENE



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: REDWOOD HOLDINGS LLC	File No.: 34536721
Property Address: 5237 DEEBOYAR AVE	Case No.: LN#54981
City: LAKEWOOD	State: CA
Lender: Wedgewood Inc	Zip: 90712



COMPARABLE SALE #1

5118 Meadow Wood Avenue  
Lakewood, CA 90712  
Sale Date: s06/23;c06/23  
Sale Price: \$ 810,000



COMPARABLE SALE #2

2502 Dollar St  
Lakewood, CA 90712  
Sale Date: s06/23;c05/23  
Sale Price: \$ 850,000



COMPARABLE SALE #3

2412 Denmead St  
Lakewood, CA 90712  
Sale Date: s07/23;c05/23  
Sale Price: \$ 790,000



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: REDWOOD HOLDINGS LLC	File No.: 34536721	
Property Address: 5237 DEEBOYAR AVE	Case No.: LN#54981	
City: LAKEWOOD	State: CA	Zip: 90712
Lender: Wedgewood Inc		



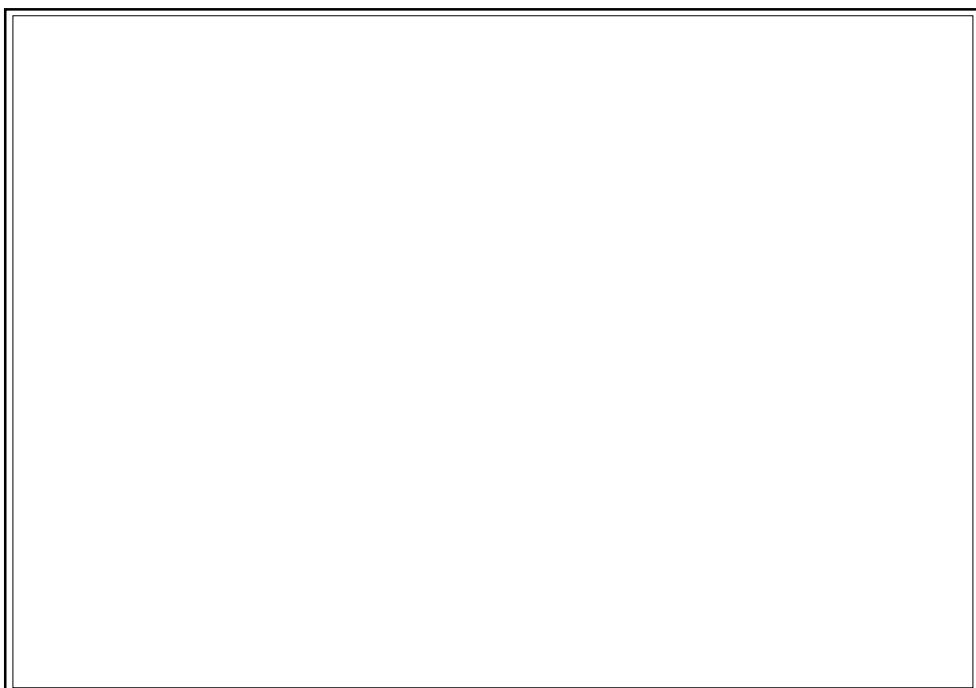
COMPARABLE SALE #4

3327 Wolfe St  
Lakewood, CA 90712  
Sale Date: s12/22;c12/22  
Sale Price: \$ 711,000



COMPARABLE SALE #5

5154 Meadow Wood Ave  
Lakewood, CA 90712  
Sale Date: c08/23  
Sale Price: \$ 880,000



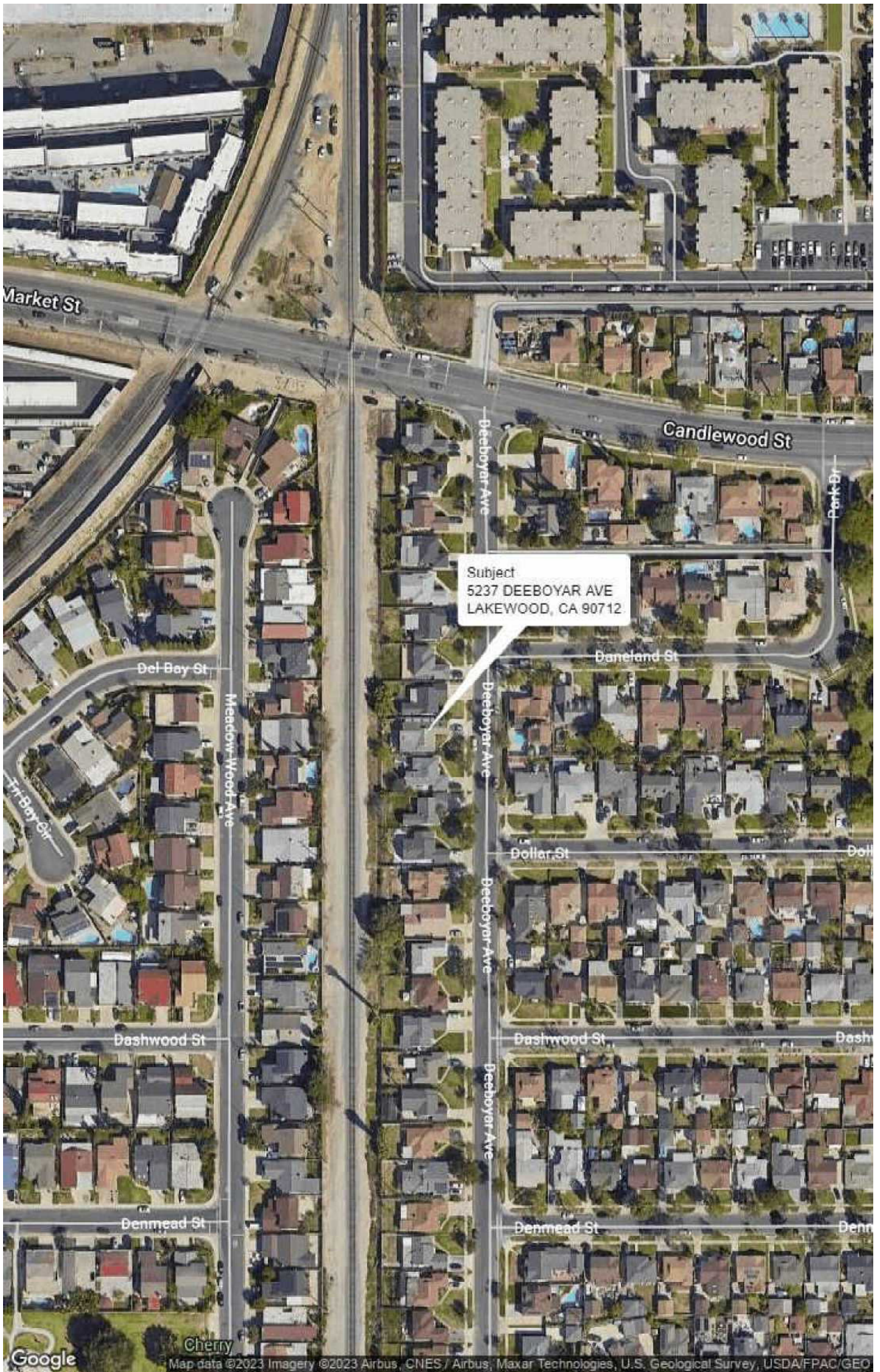
COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

AERIAL MAP

Borrower: REDWOOD HOLDINGS LLC  
Property Address: 5237 DEEBOYAR AVE  
City: LAKEWOOD  
Lender: Wedgewood Inc

File No.: 34536721  
Case No.: LN#54981  
State: CA  
Zip: 90712



Subject  
5237 DEEBOYAR AVE  
LAKEWOOD, CA 90712

PLAT MAP

Borrower: REDWOOD HOLDINGS LLC

File No.: 34536721

Property Address: 5237 DEEBOYAR AVE

Case No.: LN#54981

City: LAKEWOOD

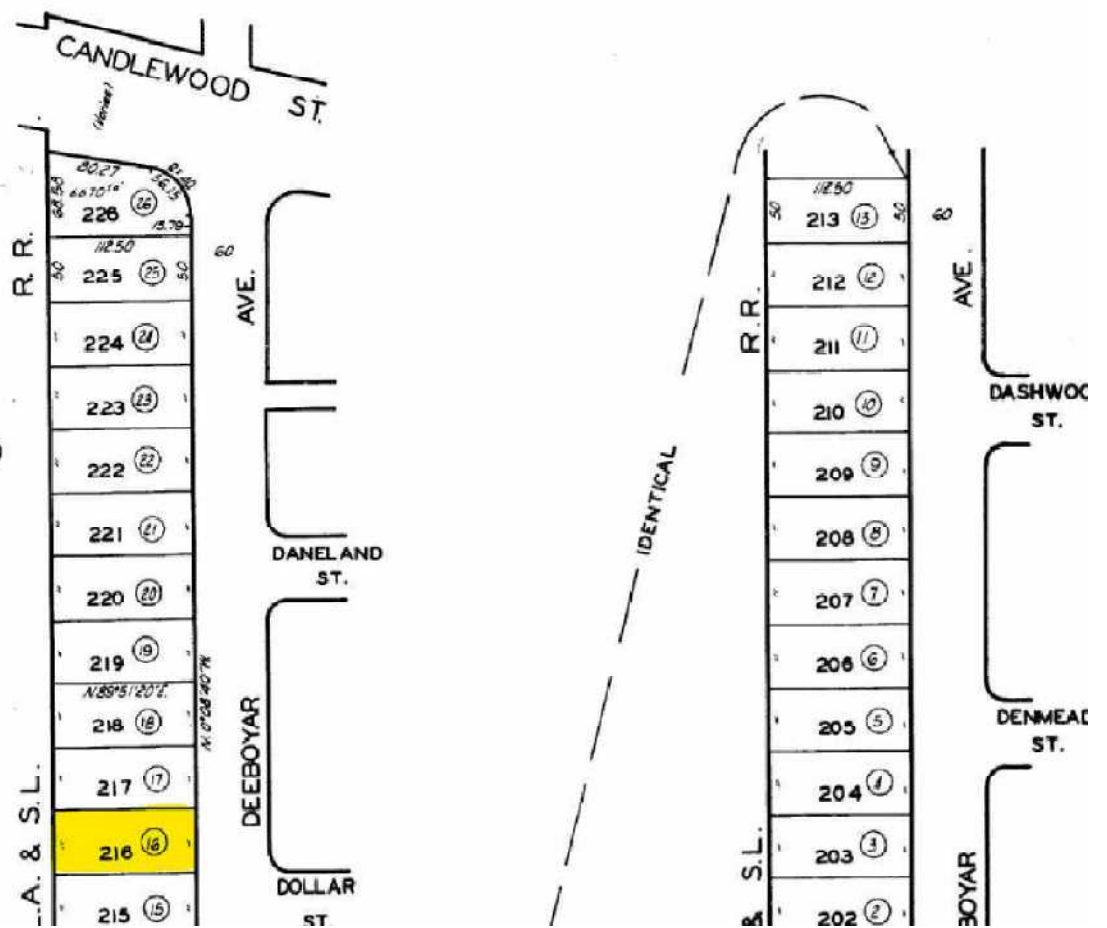
State: CA

Zip: 90712

Lender: Wedgewood Inc

7157 24  
SCALE 1" = 80'

TRACT NO. 18100  
M.B. 538-12-18



# Market Conditions Addendum to the Appraisal Report

LN#54981  
File No. 34536721

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 **5237 DEEBOYAR AVE** City **LAKEWOOD** State **CA** Zip Code **90712**

Borrower **REDWOOD HOLDINGS LLC**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	19	6	14	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.17	2.00	4.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	8	2	6	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.52	1.00	1.29	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	736,000	834,000	801,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	22	7	8	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	740,000	784,450	864,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	31	24	54	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100.01%	102.40%	102.30%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).  
**THE CRMLS MLS INDICATES THERE WERE 39 CLOSED SALES DURING THE PAST 12 MONTHS AND 12 OF THOSE SALES CONTAINED SELLER CONCESSIONS WHICH IS 31% OF THE TOTAL TRANSACTIONS IN THIS MARKET AREA. PRIOR MONTHS 7-12: 19 SALES; 9 WITH CONCESSIONS; 47% OF SALES FOR THIS PERIOD. 4-6: 6 SALES; 0 WITH CONCESSIONS; 0% OF SALES FOR THIS PERIOD. 0-3: 14 SALES; 3 WITH CONCESSIONS; 21% OF SALES FOR THIS PERIOD. THE CONCESSIONS RANGED BETWEEN \$3,000 AND \$24,001. THE MEDIAN CONCESSION AMOUNT IS \$7,980.**

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).  
**THE CRMLS MLS INDICATES THERE WERE 39 CLOSED SALES DURING THE PAST 12 MONTHS AND 1 OF THOSE SALES WERE EITHER FORECLOSURES OR SHORT SALES WHICH IS 3% OF THE TOTAL TRANSACTIONS IN THIS MARKET AREA. PRIOR MONTHS 7-12: 19 SALES; 0 FORECLOSURES OR SHORT SALES; 0% OF SALES FOR THIS PERIOD. 4-6: 6 SALES; 1 FORECLOSURES OR SHORT SALES; 17% OF SALES FOR THIS PERIOD. 0-3: 14 SALES; 0 FORECLOSURES OR SHORT SALES; 0% OF SALES FOR THIS PERIOD.**

Cite data sources for above information. **THE CRMLS MLS WAS THE DATA SOURCE USED TO COMPLETE THE MARKET CONDITIONS ADDENDUM. EFFECTIVE DATE: MONDAY, AUGUST 28, 2023**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.  
**ABOVE SURVEY SHOWS, VALUES STABLE, DAYS ON MARKET STABLE, LIST PRICES STABLE.**

If the subject is a unit in a condominium or cooperative project, complete the following: **N/A** Project Name: \_\_\_\_\_

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

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

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

**APPRAISER**

Signature *David G. Grant*  
 Name DAVID G. GRANT  
 Company Name DGG APPRAISALS  
 Company Address 28030 BRAIDWOOD DR, RPV, CA  
RANCHO PALOS VERDES, CA 90275  
 State License/Certification # AR006971 State CA  
 Email Address DGGAPPRAISALS@OUTLOOK.COM

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Email Address \_\_\_\_\_

MARKET RESEARCH & ANALYSIS

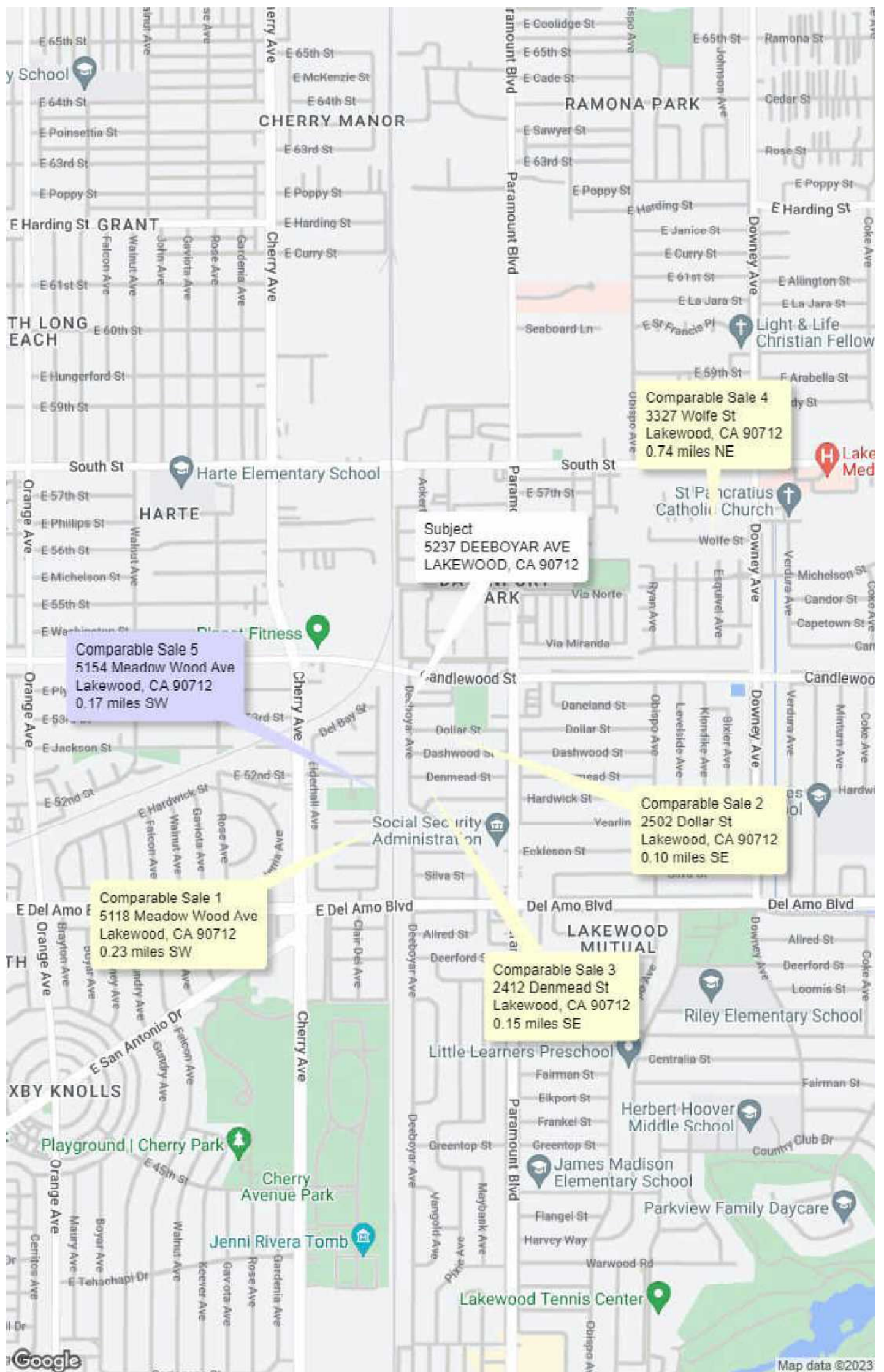
CONDO/CO-OP PROJECTS

APPRAISER

LOCATION MAP

Borrower: REDWOOD HOLDINGS LLC  
Property Address: 5237 DEEBOYAR AVE  
City: LAKEWOOD  
Lender: Wedgewood Inc

File No.: 34536721  
Case No.: LN#54981  
State: CA  
Zip: 90712



USPAP ADDENDUM

LN#54981  
File No. 34536721

Borrower: REDWOOD HOLDINGS LLC  
Property Address: 5237 DEEBOYAR AVE  
City: LAKEWOOD County: LOS ANGELES State: CA Zip Code: 90712  
Lender: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:  
 Appraisal Report A written report prepared under Standards Rule 2-2(a).  
 Restricted Appraisal Report A written report prepared under 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: 30 DAYS OR LESS  
DEFINITION OF EXPOSURE TIME: IN SHORT EXPOSURE TIME IS DEEMED TO EXPIRE AS OF THE EFFECTIVE DATE - IT EXAMINES THE TIME FRAME LEADING UP TO THE DATE OF VALUATION, LINKING THE VALUE ESTIMATE TO HOW LONG THE PROPERTY WOULD HAVE REQUIRED EXPOSURE IN ORDER TO SELL AT THE ESTIMATED MARKET VALUE. MARKETING TIME IS DISTINCT FROM EXPOSURE TIME BECAUSE IT IS DEEMED TO START AT THE EFFECTIVE DATE, LOOKING FORWARD IN TIME. IT IS A PREDICTION OF HOW LONG A PROPERTY WOULD REQUIRE EXPOSURE IN ORDER TO FIND A BUYER, UNDER EITHER TYPICAL OR PRESCRIBED CIRCUMSTANCES

Additional Certifications  
 I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.  
 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.

Additional Comments

APPRAISER: Signature: David G. Grant  
Name: DAVID G. GRANT  
Date Signed: 08/28/2023  
State Certification #: AR006971  
or State License #: \_\_\_\_\_  
or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
State: CA  
Expiration Date of Certification or License: 02/04/2025  
Effective Date of Appraisal: 08/28/2023  
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

**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 considers his 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 LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following 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. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. 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 the appraisal report whether 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.
4. 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.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc. ) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. 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 completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated ) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

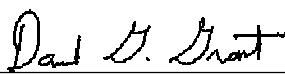
**APPRAISERS CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to 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 the estimate of market value in the appraisal report on the race, color, religion, sex, 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.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity 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 as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** 5237 DEEBOYAR AVE, LAKEWOOD, CA 90712

**APPRAISER:**

Signature:   
 Name: DAVID G. GRANT  
 Date Signed: 08/28/2023  
 State Certification #: AR006971  
 or State License #: \_\_\_\_\_  
 State: CA  
 Expiration Date of Certification or License: 02/04/2025

**SUPERVISORY APPRAISER (only if required)**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property

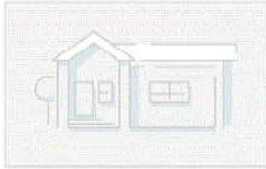
**CERTIFIED REAL ESTATE APPRAISER**



PROPERTY DATA

Borrower: REDWOOD HOLDINGS LLC	File No.: 34536721
Property Address: 5237 DEEBOYAR AVE	Case No.: LN#54981
City: LAKEWOOD	State: CA Zip: 90712
Lender: Wedgewood Inc	

**5237 Deeboyar Ave, Lakewood, CA 90712-2114, Los Angeles County** Auction  
**APN: 7157-024-018 CLIP: 3752095483**



MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
<b>3</b>	<b>2</b>	<b>N/A</b>	<b>\$565,000</b>	<b>05/17/2016</b>
MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
<b>1,621</b>	<b>5,625</b>	<b>1955</b>	<b>SFR</b>	

OWNER INFORMATION			
Owner Name	Barnuevo Maylo H	Tax Billing City & State	Lakewood, CA
Owner Name 2	Barnuevo Maribel G	Tax Billing Zip	90712
Mail Owner Name	Maylo H & Maribel G Barnuevo	Tax Billing Zip+4	2114
Tax Billing Address	5237 Deeboyar Ave	Owner Occupied	Yes

LOCATION INFORMATION			
Zip Code	90712	Comm College District Code	Long Beach
Carrier Route	C001	Census Tract	5707.03
Zoning	LKR1YY	Topography	Rolling/Hilly
Tract Number	18100	Within 250 Feet of Multiple Flood Zone	No
School District	Long Beach		

TAX INFORMATION			
APN	7157-024-018	Lot	218
Exemption(s)	Homeowner	Water Tax Dist	Central And W Basin
% Improved	22%	Fire Dept Tax Dist	Consolidated Co
Tax Area	5415		
Legal Description	TRACT # 18100 LOT 218		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$630,263	\$617,906	\$611,571
Assessed Value - Land	\$489,822	\$480,218	\$475,294
Assessed Value - Improved	\$140,441	\$137,688	\$136,277
YOY Assessed Change (\$)	\$12,357	\$6,335	
YOY Assessed Change (%)	2%	1.04%	

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$7,829		
2021	\$7,852	\$24	0.3%
2022	\$8,010	\$158	2.02%

Special Assessment	Tax Amount
Consldated Sewer62	\$50.50
Laco Vectr Cntrl80	\$14.67
Cntysandist0356	\$184.00
Safe Clean Water83	\$89.56
Flood Control 62	\$24.53
County Library 56	\$33.20
Mwdstandby#1386	\$10.44
Cbmwdstdbychg80	\$10.00
Rpsd Measure A 83	\$27.55
Combined Liens	\$154.73
Total Of Special Assessments	\$599.18

CHARACTERISTICS			
County Land Use	Single Family Resid	Sewer	Type Unknown
Universal Land Use	SFR	Heat Type	Heated
Lot Frontage	50	Patio Type	Covered Patio
Lot Depth	112	Garage Type	Attached Garage
Lot Acres	0.1291	Parking Type	Attached Garage
Lot Area	5,625	Parking Spaces	2
Style	Conventional	Roof Material	Wood Shake

PROPERTY DATA

Borrower: REDWOOD HOLDINGS LLC	File No.: 34536721
Property Address: 5237 DEEBOYAR AVE	Case No.: LN#54981
City: LAKEWOOD	State: CA Zip: 90712
Lender: Wedgewood Inc	

Building Sq Ft	1,621
Stories	1
Total Units	1
Total Rooms	5
Bedrooms	3
Total Baths	2
MLS Total Baths	2
Full Baths	2
Dining Rooms	1
Other Rooms	Dining Room
Condition	Average
Quality	Average
Water	Public

Roof Shape	Hip
Construction Type	Frame
Interior Wall	Plaster
Exterior	Stucco
Floor Cover	Hardwood
Foundation	Raised
Year Built	1955
Effective Year Built	1964
Other Impvs	Fence, Fenced Yard
Equipment	Disposal
Building Type	Type Unknown
# of Buildings	1

<b>ESTIMATED VALUE</b>			
RealAVM™	\$860,700	Confidence Score	90
RealAVM™ Range	\$795,200 - \$926,100	Forecast Standard Deviation	8
Value As Of	08/14/2023		

- (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.

<b>LAST MARKET SALE &amp; SALES HISTORY</b>			
Recording Date	05/17/2016	Sale Type	Full
Sale Date	Tax: 04/25/2016 MLS: 05/17/2016	Deed Type	Grant Deed
Sale Price	\$565,000	Owner Name	Barnuevo Maylo H
Price Per Square Feet	\$348.55	Owner Name 2	Barnuevo Maribel G
Document Number	560181	Seller	Nelson Robert L & Hollie

Recording Date	05/17/2016	05/12/2014	11/01/2005	07/01/1988	09/22/1986
Sale Date	04/25/2016	04/04/2014	10/14/2005	06/1988	06/1986
Sale Price	\$565,000	\$435,000		\$152,000	\$115,500
Nominal			Y		
Buyer Name	Barnuevo Maylo H & Maribel G	Nelson Robert L & Hollie	Castor Ricardo N & Lydia	Castor Ricardo & Lydia	Passagne Cuong M & Nguyen M Tr
Seller Name	Nelson Robert L & Hollie	Castor Lydia & Ricardo N	Castor Ricardo N & Lydia	Passagne Cuong M	Boyette Michel
Document Number	560181	488158	2632861	1042608	1252188
Document Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed	Grant Deed

<b>MORTGAGE HISTORY</b>					
Mortgage Date	06/21/2019	05/17/2016	03/02/2015	05/12/2014	11/01/2005
Mortgage Amount	\$524,300	\$546,143	\$425,913	\$427,121	\$452,000
Mortgage Lender	Optimum First Inc	Guaranteed Rate Inc	New American Fndg	Guild Mtg Co	Downey S&L Assn Fa
Mortgage Code	Conventional	Fha	Fha	Fha	Conventional

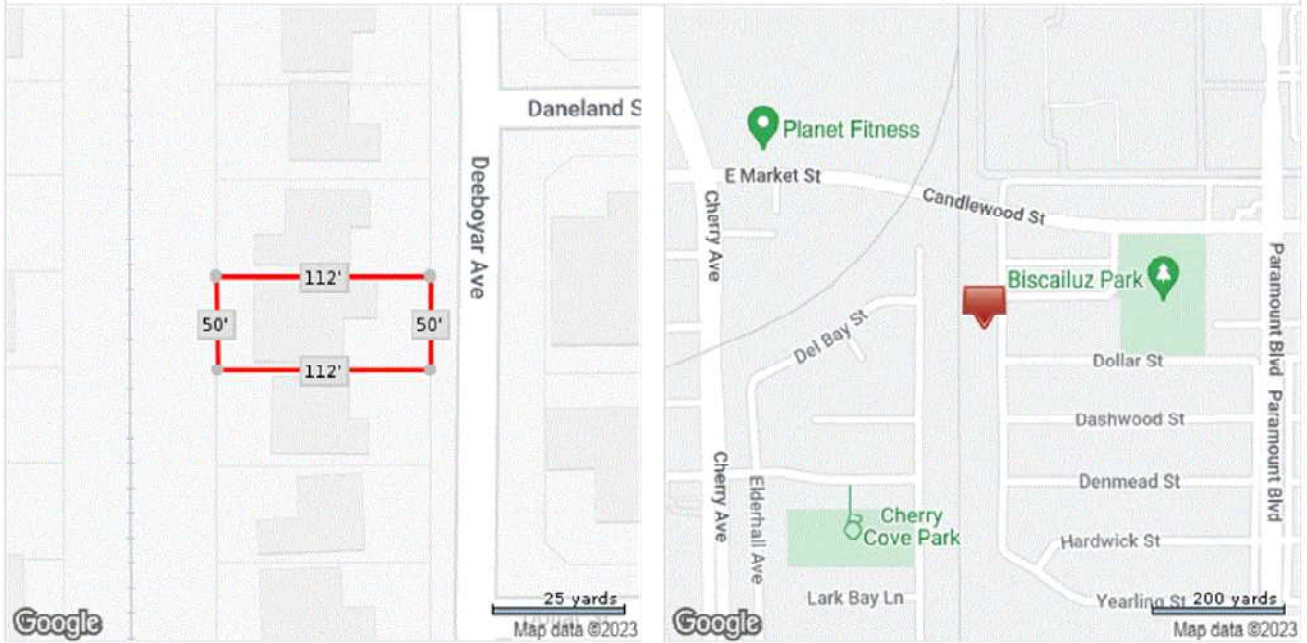
Mortgage Date	08/13/2004	01/13/2004	06/23/2003
Mortgage Amount	\$376,000	\$239,400	\$80,000
Mortgage Lender	American Hm Mtg Accept Inc	Union Planters Bk	Washington Mutual Bk Fa
Mortgage Code	Conventional	Conventional	Conventional

PROPERTY DATA

Borrower: REDWOOD HOLDINGS LLC  
Property Address: 5237 DEEBOYAR AVE  
City: LAKEWOOD  
Lender: Wedgewood Inc

File No.: 34536721  
Case No.: LN#54981  
State: CA  
Zip: 90712

PROPERTY MAP



\*Lot Dimensions are Estimated

SEARCH RESULTS

Borrower: REDWOOD HOLDINGS LLC	File No.: 34536721
Property Address: 5237 DEEBOYAR AVE	Case No.: LN#54981
City: LAKEWOOD	State: CA Zip: 90712
Lender: Wedgewood Inc	

**David Grant**  
 dggappraisals@outlook.com  
 Office:  
 State Lic: AR006971

**Fannie Mae 1004MC Statistics Detail.**

Prepared By: David Grant

Listings as of 08/27/23 at 11:47 am

Property Type is 'Residential' Standard Status is one of 'Coming Soon', 'Active', 'Act Under Contract', 'Pending', 'Closed' Property Sub Type is 'Single Family Residence' City is 'Lakewood' Status Price Change Timestamp is 08/01/2022+ Parcel Number is like '7157'

**Residential**

**Closed**

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
PW22233095	2522 Dashwood Street	3	1	1,219	\$594.75	10/30/2022	01/18/2023	41	\$725,000	\$725,000	100.00
PW22218860	5325 Meadow Wood Avenue	3	2	1,896	\$263.71	10/08/2022	11/15/2022	23	\$599,900	\$500,000	83.35
PW22162644	2739 Candlewood Street	2	1	1,173	\$561.71	07/25/2022	11/16/2022	10	\$649,000	\$658,888	101.52
PW23057663	5102 Meadow Wood Avenue	4	2	1,638	\$427.35	04/06/2023	07/18/2023	9	\$725,000	\$700,000	96.55
RS22249092	3327 Wolfe Street	3	2	1,170	\$607.69	11/13/2022	12/01/2022	0	\$711,000	\$711,000	100.00
PW23035868	2943 Candlewood Street	3	2	1,174	\$646.51	03/02/2023	04/11/2023	3	\$735,000	\$759,000	103.27
PW22173039	5174 Meadow Wood Avenue	4	3	2,185	\$359.18	08/05/2022	11/17/2022	67	\$829,900	\$784,800	94.57
PW23089440	2412 DENMEAD Street	3	2	1,327	\$595.33	05/20/2023	07/03/2023	5	\$769,900	\$790,000	102.61
22164117	2524 HARDWICK Street	4	2	1,607	\$491.60	06/06/2022	02/10/2023	149	\$802,000	\$790,000	98.50
PW22252126	2402 Silva Street	3	1	1,219	\$656.28	12/06/2022	02/08/2023	6	\$799,000	\$800,000	100.13
CV22215610	2503 Yearling Street	4	2	1,559	\$513.15	10/09/2022	11/16/2022	5	\$799,000	\$800,000	100.13
DW23064992	5118 Meadow Wood Avenue	4	2	1,638	\$494.51	04/18/2023	06/30/2023	19	\$799,000	\$810,000	101.38
DW23072535	2502 Dollar Street	3	2	1,482	\$573.55	04/28/2023	06/16/2023	9	\$799,000	\$850,000	106.38
PW23043213	2528 Denmead St	4	3	2,447	\$347.77	03/14/2023	05/16/2023	10	\$849,000	\$851,000	100.24
PW22146773	5247 Meadow Wood Avenue	4	2	1,638	\$524.42	07/06/2022	08/23/2022	16	\$859,000	\$859,000	100.00
PW23105456	4950 Maybank Avenue	3	1	1,300	\$692.31	06/16/2023	07/26/2023	7	\$825,500	\$900,000	109.02
RS23040820	5012 Meadow Wood Avenue	4	3	2,210	\$411.76	03/09/2023	04/25/2023	19	\$910,000	\$910,000	100.00
PW23014125	5033 Elderhall Avenue	5	3	2,299	\$395.82	01/26/2023	02/28/2023	5	\$915,000	\$910,000	99.45
PW23064081	2408 Daneland Street	4	2	1,940	\$500.00	04/17/2023	06/20/2023	13	\$949,000	\$970,000	102.21
PV22198117	5144 Meadow Wood Avenue	4	3	2,439	\$414.10	09/09/2022	10/17/2022	7	\$975,000	\$1,010,000	103.59
PW22255352	5518 Piery Avenue	5	3	2,827	\$406.79	12/13/2022	02/09/2023	6	\$1,150,000	\$1,150,000	100.00
PW23055694	5606 Esquivel Avenue	5	3	2,827	\$410.33	04/04/2023	06/13/2023	7	\$1,075,000	\$1,160,000	107.91
SR23005389	5164 Meadow Wood Avenue	4	3	2,235	\$396.42	01/10/2023	04/27/2023	64	\$885,000	\$886,000	100.11
PW22216178	2422 Denmead Street	3	1	1,217	\$580.94	10/05/2022	11/04/2022	8	\$699,000	\$707,000	101.14

**Coming Soon**

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
SR23158405	2421 Daneland Street	3	2	1,380	\$636.96	08/22/2023	0	\$879,000

**Pending**

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC23131246	2512 Dollar Street	3	1	1,219	\$594.71	07/17/2023	24	\$724,950
PW23141800	5154 Meadow Wood Avenue	3	2	1,604	\$548.63	07/11/2023	5	\$880,000

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SEARCH RESULTS

Borrower: REDWOOD HOLDINGS LLC	File No.: 34536721
Property Address: 5237 DEEBOYAR AVE	Case No.: LN#54981
City: LAKEWOOD	State: CA Zip: 90712
Lender: Wedgewood Inc	

**David Grant**  
 dggappraisals@outlook.com  
 Office:  
 State Lic: AR006971

**Fannie Mae 1004MC Statistics Detail.**

Prepared By: David Grant

Listings as of 08/28/23 at 7:02 am

Property Type is 'Residential' Standard Status is one of 'Coming Soon', 'Active', 'Act Under Contract', 'Pending', 'Closed' Property Sub Type is 'Single Family Residence' City is 'Lakewood' Status Price Change Timestamp is 08/01/2022+ Parcel Number is like '7157'', '7156'' Living Area is 2000 or less

**Residential**

**Active**

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
RS23097435	2922 Eckleson Street	3	1	1,210	\$743.80	06/08/2023	81	\$900,000

**Active Under Contract**

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
RS23108682	3302 Yearling Street	2	2	1,672	\$477.87	06/01/2023	69	\$799,000
PW23150395	2803 Eckleson Street	3	1	1,174	\$685.69	08/11/2023	15	\$805,000
PW23141079	5116 Obispo Avenue	3	2	1,708	\$502.93	07/31/2023	27	\$859,000

**Closed**

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
PW23017721	2722 Dashwood Street	3	1	1,210	\$570.25	02/01/2023	03/09/2023	5	\$650,000	\$690,000	106.15
PW22233095	2522 Dashwood Street	3	1	1,219	\$594.75	10/30/2022	01/18/2023	41	\$725,000	\$725,000	100.00
PW22218860	5325 Meadow Wood Avenue	3	2	1,896	\$263.71	10/08/2022	11/15/2022	23	\$599,900	\$500,000	83.35
PW22162644	2739 Candlewood Street	2	1	1,173	\$561.71	07/25/2022	11/16/2022	10	\$649,000	\$658,888	101.52
PW22091305	2712 Yearling Street	3	2	1,492	\$455.76	05/02/2022	03/28/2023	61	\$699,000	\$680,000	97.28
SB22215123	2938 Denmead Street	2	1	966	\$719.46	08/12/2022	11/10/2022	6	\$699,000	\$695,000	99.43
PW23057663	5102 Meadow Wood Avenue	4	2	1,638	\$427.35	04/06/2023	07/18/2023	9	\$725,000	\$700,000	96.55
RS22249092	3327 Wolfe Street	3	2	1,170	\$607.69	11/13/2022	12/01/2022	0	\$711,000	\$711,000	100.00
PW22161614	3203 Del Amo Boulevard	2	1	966	\$740.17	07/22/2022	09/09/2022	24	\$699,990	\$715,000	102.14
PW22186852	5202 Levelside Avenue	2	1	875	\$817.14	08/16/2022	10/04/2022	7	\$715,000	\$715,000	100.00
OC22212463	2702 Yearling Street	2	1	1,119	\$647.90	10/01/2022	11/21/2022	23	\$710,000	\$725,000	102.11
PW22207895	5133 Downey Avenue	3	2	1,364	\$539.59	09/22/2022	11/29/2022	11	\$739,900	\$736,000	99.47
CV23015902	2837 Eckleson Street	2	1	966	\$771.22	01/30/2023	03/10/2023	10	\$745,000	\$745,000	100.00
RS22230828	5242 Levelside Avenue	3	1	1,183	\$633.98	09/21/2022	11/18/2022	2	\$739,000	\$750,000	101.49
DW22221335	2939 Del Amo Boulevard	3	1	1,210	\$619.83	10/11/2022	12/02/2022	19	\$749,900	\$750,000	100.01
PW22182070	2837 Hardwick Street	3	1	1,098	\$683.06	08/17/2022	10/21/2022	36	\$749,900	\$750,000	100.01
PW23035868	2943 Candlewood Street	3	2	1,174	\$646.51	03/02/2023	04/11/2023	3	\$735,000	\$759,000	103.27
PW22173498	2902 Denmead Street	3	2	1,686	\$450.77	08/05/2022	10/31/2022	73	\$779,999	\$760,000	97.44
SB23056757	2836 Denmead Street	2	1	966	\$791.93	04/13/2023	05/09/2023	6	\$740,000	\$765,000	103.38
PW23056049	2802 Candlewood Street	3	1	1,174	\$651.62	03/22/2023	06/01/2023	28	\$759,000	\$765,000	100.79
OC22132319	2929 Del Amo Blvd	3	2	1,605	\$456.97	06/16/2022	11/22/2022	64	\$775,000	\$770,000	99.35
PW22137073	3313 Eckleson Street	3	1	1,174	\$660.14	06/23/2022	08/11/2022	28	\$785,000	\$775,000	98.73
PW23089440	2412 DENMEAD Street	3	2	1,327	\$595.33	05/20/2023	07/03/2023	5	\$769,900	\$790,000	102.61
PW23097789	3208 Silva Street	3	1	1,174	\$672.91	06/01/2023	07/14/2023	8	\$800,000	\$790,000	98.75
22164117	2524 HARDWICK Street	4	2	1,607	\$491.60	06/06/2022	02/10/2023	149	\$802,000	\$790,000	98.50
PW22252126	2402 Silva Street	3	1	1,219	\$656.28	12/06/2022	02/08/2023	6	\$799,000	\$800,000	100.13
CV22215610	2503 Yearling Street	4	2	1,559	\$513.15	10/09/2022	11/16/2022	5	\$799,000	\$800,000	100.13
DW23064092	5118 Moadow Wood Avenuo	4	2	1,638	\$404.51	04/18/2023	06/30/2023	19	\$799,000	\$810,000	101.38
DW23072535	2502 Dollar Street	3	2	1,482	\$573.55	04/28/2023	06/16/2023	9	\$799,000	\$850,000	106.38
PW23127852	3116 Eckleson Street	4	2	1,421	\$598.17	07/14/2023	08/21/2023	7	\$849,900	\$850,000	100.01
PW23101617	2818 Daneland Street	3	2	1,248	\$685.10	06/08/2023	07/19/2023	6	\$815,000	\$855,000	104.91
PW22146773	5247 Meadow Wood Avenue	4	2	1,638	\$524.42	07/06/2022	08/23/2022	16	\$859,000	\$859,000	100.00

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SEARCH RESULTS

Borrower: REDWOOD HOLDINGS LLC	File No.: 34536721
Property Address: 5237 DEEBOYAR AVE	Case No.: LN#54981
City: LAKEWOOD	State: CA
Lender: Wedgewood Inc	Zip: 90712

**David Grant**  
 dggappraisals@outlook.com  
 Office:  
 State Lic: AR006971

**Fannie Mae 1004MC Statistics Detail.**

Prepared By: David Grant Listings as of 08/28/23 at 7:02 am

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price	DOM	List Price	DOM	List Price
PW23025541	5108 Klondike Avenue	4	2	1,903	\$453.49	01/14/2023	03/28/2023	8	\$849,900	\$883,000	101.54	
23287065	5259 Levelside Avenue	3	2	1,510	\$574.17	07/07/2023	08/16/2023	8	\$789,900	\$867,000	109.76	
PW22212871	5127 Levelside	3	2	1,364	\$641.50	09/08/2022	11/09/2022	2	\$849,000	\$875,000	103.06	
PW23105450	4950 Maybank Avenue	3	1	1,300	\$692.31	09/16/2023	07/26/2023	7	\$825,500	\$900,000	109.02	
TR23134379	2812 Hardwick Street	3	2	1,474	\$610.58	07/24/2023	08/15/2023	7	\$879,000	\$900,000	102.39	
PV22143308	2907 Silva Street	4	2	1,707	\$541.89	06/30/2022	08/03/2022	12	\$899,000	\$925,000	102.89	
PW23119543	3322 Hardwick Street	3	2	1,391	\$668.58	07/03/2023	08/18/2023	12	\$840,000	\$930,000	110.71	
PW23064081	2408 Daneland Street	4	2	1,940	\$500.00	04/17/2023	06/20/2023	13	\$949,000	\$970,000	102.21	
TR23116053	2923 Hardwick Street	3	2	1,344	\$564.73	06/29/2023	08/11/2023	4	\$759,000	\$759,000	100.00	
PW22216178	2422 Denmead Street	3	1	1,217	\$580.94	10/05/2022	11/04/2022	8	\$699,000	\$707,000	101.14	

**Coming Soon**

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
SR23158405	2421 Daneland Street	3	2	1,380	\$636.96	08/22/2023	0	\$879,000

**Pending**

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC23068530	2932 Dollar Street	3	1	1,186	\$569.14	04/24/2023	18	\$675,000
OC23131246	2512 Dollar Street	3	1	1,219	\$594.71	07/17/2023	24	\$724,950
PW23117274	5147 Bixler	3	2	1,825	\$465.21	09/30/2023	7	\$849,000
PW23125418	2912 Hardwick Street	5	2	1,744	\$544.72	07/12/2023	20	\$949,999
PW23141800	5154 Meadow Wood Avenue	3	2	1,604	\$548.63	07/11/2023	5	\$880,000



Data is deemed reliable, but has not been verified by CRMLS and is not guaranteed. Appraisers should perform their own analysis of the data, and this report shall not replace the technical steps required of an Appraiser completing Form 1004MC.

Borrower: REDWOOD HOLDINGS LLC

File No.: 34536721

Property Address: 5237 DEEBOYAR AVE

Case No.: LN#54981

City: LAKEWOOD

State: CA

Zip: 90712

Lender: Wedgewood Inc

**Accelerant National Insurance Company**

(A Stock Company)

400 Northridge Road, Suite 800

Sandy Springs, GA 30350

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

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

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL103968-00

Renewal of: New

1. **Named Insured: David G Grant**

2. **Address:** 28030 Braidwood Dr  
Rancho Palos Verdes, CA 90275

3. **Policy Period:** From: **August 2, 2023** To: **August 2, 2024**  
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item 2. Above.

4. <b>Limit of Liability:</b>	Each Claim	Policy Aggregate
<b>Damages</b> Limit of Liability	4A. \$ 1,000,000	4C. \$ 2,000,000
<b>Claim Expenses</b> Limit of Liability	4B. \$ 1,000,000	4D. \$ 2,000,000

5. <b>Deductible (Inclusive of Claims Expenses):</b>	Each Claim	Aggregate
	5A. \$500	5B. \$1,000

6. **Policy Premium: \$ 851**7. **Retroactive Date: August 2, 2020**

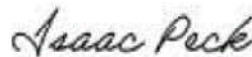
8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:  
OREP Insurance Services: [info@orep.org](mailto:info@orep.org)  
6353 El Cajon Blvd, Suite 124-605  
San Diego, CA 92115

9. **Program Administrator:** OREP Insurance Services, LLC – [appraisers@orep.org](mailto:appraisers@orep.org)10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: July 28, 2023

By: \_\_\_\_\_



Authorized Representative

Borrower: REDWOOD HOLDINGS LLC  
Property Address: 5237 DEEBOYAR AVE  
City: LAKEWOOD  
Lender: Wedgewood Inc

File No.: 34536721  
Case No.: LN#54981  
State: CA  
Zip: 90712

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



**David G. Grant**

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 006971

Effective Date: February 5, 2023  
Date Expires: February 4, 2025

*Angela Jemmot*  
Angela Jemmot, Bureau Chief, BREAA

3069531

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