Borrower	REDWOOD HOLDINGS			File No.	2309-25	
Property Address	3991 Hubert Ave					
City	Los Angeles	County LOS ANGELES	State	CA	Zip Code	90008-2619
Lender/Client	WEDGEWOOD INC					

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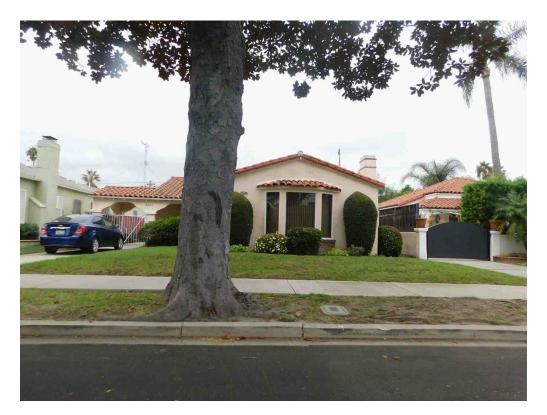


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USPAP ADDENDUM

Borrower	REDWOOD HOLDINGS				1000 10
Property Address	3991 Hubert Ave			01-1-	7 ' 0
City .ender	Los Angeles WEDGEWOOD INC	County LOS	ANGELES	State CA	Zip Code 90008-2619
		following USPAP reporting option:			
🗙 Appraisa	al Report	This report was prepared in accordan	ce with USPAP Standards Rule 2-2(a	a).	
Restricte	ed Appraisal Report	This report was prepared in accordan	ce with USPAP Standards Rule 2-2(b	o).	
Beasonable	Exposure Time				
	-	ne for the subject property at the market va	lue stated in this report is:	THE REASO	NABLE EXPOSURE TIME IS
30 TO 90 DAY	YS				
Additional C	Certifications				
I certify that,	to the best of my knowledg	e and belief:			
X I have NO	OT performed services, as a	an appraiser or in any other capacity, rega	ding the property that is the subject	of this report v	within the
three-yea	ar period immediately prece	eding acceptance of this assignment.			
I HAVE p	erformed services, as an a	ppraiser or in another capacity, regarding t	he property that is the subject of this	report within	the three-year
		ptance of this assignment. Those services			-
	nts of fact contained in this re				
		clusions are limited only by the reported assur	nptions and limiting conditions and are	my personal, ir	npartial, and unbiased
	nalyses, opinions, and conclu	sions. ent or prospective interest in the property that	is the subject of this report and po per	reanal interact y	with respect to the partice
involved.	wise indicated, i have no pres				
- I have no bia	as with respect to the property	that is the subject of this report or the parties	s involved with this assignment.		
	-	ot contingent upon developing or reporting pr			
		gnment is not contingent upon the developme			
		he attainment of a stipulated result, or the occi /ere developed, and this report has been prepa			
	at the time this report was pre				
		a personal inspection of the property that is the	e subject of this report.		
		ed significant real property appraisal assistanc		ion (if there are	exceptions, the name of each
individual prov	iding significant real property	appraisal assistance is stated elsewhere in this	s report).		
)				
Additional C	omments				
APPRAISER		100	SUPERVISORY APPRAISER	: (only if r	eauired)
		1 L. V. Vite		, ,	
Signature:	(AVID) /	Naccura	Signature:		
Name: JOSEP			Name:		
Date Signed: 0			Data Signad:		
State Certification	#: <u>AR001957</u>		State Certification #:		
or State License	#:		or State License #:		
State: CA	f Certification or License: o	0/10/0005	State: Expiration Date of Certification or Licer	160.	
•	Appraisal: 09/29/2023	2/12/2025	Supervisory Appraiser Inspection of Su		
	<u>03/23/2023</u>		Did Not Exterior-only fro		Interior and Exterior
		Form ID14AP - "TOTAL" appraisal softwa			

Joe Baldino

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Freddie Mac Form 2055 March 2005

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UAD Version 9/2011 Page 1 of 6 Fannie Mae Form 2055 March 2005

Exterior–Only Inspection Residential Appraisal Report

There are 5 comparabl	le nrone	erties ci	urrently	offered	l for sa	ile in t	the subject	t neignnorni	ood ran	nina in	nrice	from \$ 799,0	00		to \$	1 50	00,000	
												ice from \$ 64					.900.000	
FEATURE		SUBJECT					LE SALE #					LE SALE # 2	0,000				LE SALE #	
		JUDJLU	1				LL UALL #										LL UALL #	. 0
Address 3991 Hubert Ave					Hepbur					Olmstee					Degnan			
Los Angeles, CA 90	008-26	619		Los Ai	ngeles,	CA 90	008-1922					008-1935		Los Ai	ıgeles,	CA 90	008-1930)
Proximity to Subject				0.31 r	niles NI	E			0.22 n	niles NE	E			0.24 r	niles N			
Sale Price	\$						\$	1,025,000				\$ 1,110	D,000				\$	1,054,000
Sale Price/Gross Liv. Area	\$		sq.ft.	\$	655.37	r sq.ft.			\$	599.68	sq.ft.			\$	698.94	sq.ft.		
Data Source(s)				CRML	SMLS#	23287	004;DOM	5	CRML	SMLS#	OC231	4368;DOM 18		CRML	SMLS#	IN2312	23572;DO	M 29
Verification Source(s)				PARCI	EL Q#5	02360	673-F-2	2	PARCI	EL Q#5	93132	673-F-2		PARCI	EL Q#5	96539	673-F-2	2
VALUE ADJUSTMENTS	DE	SCRIPTI	ION	DE	SCRIPTI	ON	+(-) \$ A	Adjustment	DE	SCRIPTI	ON	+(-) \$ Adjustn	nent	DE	SCRIPTI	ON	+(-)\$	Adjustment
Sales or Financing				ArmLt	h				ArmLt	h				ArmLt	h			
Concessions																		-10,000
Date of Sale/Time				Conv;		•			Cash;(-			Cash;		-		-10,000
					3;c07/2	3				3;c08/2;	3				3;c08/2	3		
Location	N;Res	;;		N;Res	,				N;Res	;				N;Res	;			
Leasehold/Fee Simple	Fee S	imple		FEE				0	FEE				0	FEE				0
Site	6690	sf		6004	sf			0	6003 :	sf			0	5897	sf			0
View	N;Res	;		N;Res	;				N;Res	;				N;Res	,			
Design (Style)	DT1;S	SPANISH	н	DT1;T	RADITI	ONAL		0	DT1;S	PANISH	1			DT1;T	RADITI	ONAL		0
Quality of Construction	Q4			Q4					Q4					Q4				
Actual Age	83			83					83					82				0
Condition	63 C4			63 C4					63 C3				5 000	-				<u> </u>
Above Grade		Bdrms.	Baths	Total	Bdrms.	Baths				Bdrms.	Baths	-/:	5,000	Total	Bdrms.	Baths		
Room Count	6	2	2.0	6	3	2.0		0		2	2.0			6	3	2.0		0
Gross Living Area		1,735	sq.ft.		1,564	ı sq.ft.		+21,400		1,851	sq.ft.	-14	4,500		1,508	sq.ft.		+28,400
Basement & Finished	Osf			Osf					Osf					Osf				
Rooms Below Grade																		
Functional Utility	AVER	AGE		AVER/	AGE				AVERA	\GE				AVER/	IGE			
Heating/Cooling Energy Efficient Items Garage/Carport Porch/Patio/Deck	WALL	NONE		FAU/N	ONE			-5,000	FAU/C	ENT		-10	D,000	FLOOP	R/NONE			0
Energy Efficient Items	NONE			NONE					NONE					NONE				
Garage/Carport	2gd2d	dw		2gd2d	lw				2gd2d	w				2gd2d	w			
Porch/Patio/Deck	NONE				DSED P/	ATIO		-10,000						OPEN				-2,000
20																		_,
65 C																		
Net Adjustment (Total)				X	1 + T	٦.	\$	6,400		+)	Κ-	\$9	9,500	X	+ [٦-	\$	16,400
Adjusted Sale Price				Net Ad		0.6 %	Ψ	0,400			9.0 %	Ψ -9	9,300	Net Ad		1.6 %		10,400
m , '				INCL AU	J.	U.D /0								INCL AU				
of Comparables				Groce	٨di		¢		Net Ad			¢		Groce	,			
of Comparables	the colo		for histo	Gross	,	3.6 %		1,031,400	Gross	Adj.	9.0 %	\$ 1,010	D,500	Gross	,	1.6 % 3.8 %		1,070,400
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Exterior-Only Inspection Residential Appraisal Report File

THE INTENDED USER OF THIS APPRAISAL IS THE LENDER/CLIENT. THE INTENDED USER IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A

Fannie Mae Form 2055 March 2005

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UAD Version 9/2011

Freddie Mac Form 2055 March 2005

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.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

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

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

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

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

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

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

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

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

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

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

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

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

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature , Nature	Signature
Name Joseph / Baldino	Name
Company Name REAL ESTATE APPRAISER	Company Name
Company Address 3101 MESA VERDE DR	Company Address
BURBANK, CA 91504	
Telephone Number (818) 768-6147	Telephone Number
Email Address JOEAPPRAISER11@AOL.COM	Email Address
Date of Signature and Report 09/29/2023	Date of Signature
Effective Date of Appraisal 09/29/2023	State Certification #
State Certification # AR001957	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State <u>ca</u>	
Expiration Date of Certification or License 02/12/2025	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect exterior of subject property
3991 Hubert Ave	Did inspect exterior of subject property from street
Los Angeles, CA 90008-2619	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,025,000	
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	Did not inspect exterior of comparable sales from street
Company Name wedgewood INC	 Did inspect exterior of comparable sales from street
Company Address 2015 MANHATTAN BEACH BL, SUITE 100, REDONDO	Date of Inspection
BEACH, CA 90276	
Email Address	

Freddie Mac Form 2055 March 2005

Fannie Mae Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report File

55323

			pection Resid				File #	⁴ 2309-		
FEATURE	SUBJECT	COMPARA	BLE SALE # 4	CON	/IPARABL	E SALE # 5		COM	PARABL	E SALE # 6
Address 3991 Hubert Ave		3830 Hepburn Ave		3890 Wests	ide Ave					
Los Angeles, CA 9	0008-2619	Los Angeles, CA 9	0008-1923	Los Angeles	<u>, ca 90</u>	008-1937				
Proximity to Subject		0.40 miles NE		0.24 miles M						
Sale Price	\$		\$ 1,350,000			\$ 985,000				\$
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 707.92 Sq.f	-,,		55 Sq.ft.	+ 500,000	\$		sq.ft.	•
Data Source(s)	φ οι.ι.					041-DOM 25	Ψ		04.11.	
Verification Source(s)		CRMLSMLS#2324				041;DOM 25				
VALUE ADJUSTMENTS	DESCRIPTION	PARCEL Q#36453		PARCEL Q#				ESCRIPT		() C Adjustment
	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPT	TION	+ (-) \$ Adjustment		ESCRIPT	IUN	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth						
Concessions		VA;O		Cash;0						
Date of Sale/Time		s06/23;c05/23		s01/23;c01/2	23					
Location	N;Res;	N;Res;		N;Res;						
Leasehold/Fee Simple	Fee Simple	FEE	0	FEE		0				
Site	6690 sf	6000 sf	0	9095 sf		-10,000				
View	N;Res;	N;Res;		N;Res;						
Design (Style)	DT1;SPANISH	DT1;TRADITIONAL	0	DT1;SPANIS	H					
Quality of Construction	Q4	Q4		Q4						
Actual Age	83	76	0	83						
Condition	C4	C2	-150,000			+75,000				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	. Baths	+ / 0,000	Total	Bdrms.	Baths	
Room Count								Du1115.	Jaulo	
	6 2 2.0	6 3 2.0			2.0	0		1	00.4	
Gross Living Area	1,735 Sq.ft.	1,907 Sq.f	t21,500		o sq.ft.	-28,100	-		sq.ft.	
Basement & Finished	Osf	Osf		Osf						
Rooms Below Grade							<u> </u>			
Functional Utility	AVERAGE	AVERAGE		AVERAGE			L			
Heating/Cooling	WALL/NONE	FAU/CENT	-10,000	FLOOR/NON	E	0				
Energy Efficient Items	NONE	NONE		NONE						
Garage/Carport	2gd2dw	2gd2dw		2ga2dw	-	0		-	-	
Porch/Patio/Deck	NONE	NONE		NONE		u				
. ,										
							-			
Not Adjustment (Tetal)			¢	N .		¢	\vdash	, r	_	¢
Net Adjustment (Total)		□ + X -	(\$ 36,900		_ + _		\$
Adjusted Sale Price		Net Adj. 13.4 9		Net Adj.	3.7 %		Net A		%	^
of Comparables		Gross Adj. 13.4 9		Gross Adj.	11.5 %		Gross	ibA	%	\$
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Market (Conditions Add	lendum to the <i>l</i>	Appiaisai nepui	L	File No.	2309-25	
The purpose of this addendum is to provide the lender/cl		•		orevale			
neighborhood. This is a required addendum for all appra	isal reports with an effective			01-	4-	7ID Onda	
Property Address 3991 Hubert Ave Borrower REDWOOD HOLDINGS		City Los Angele	S	Sta	te ca	ZIP Code 900	08-2619
Borrower REDWOOD HOLDINGS Instructions: The appraiser must use the information rec	puired on this form as the b	asis for his/her conclusion	s. and must provide support	for the	ose conclusio	ons. regarding	
housing trends and overall market conditions as reported							
it is available and reliable and must provide analysis as in	ndicated below. If any requi	ired data is unavailable or i	s considered unreliable, the a	apprais	ser must prov	ride an	
explanation. It is recognized that not all data sources will				•••			
in the analysis. If data sources provide the required infor	•		•	•			
average. Sales and listings must be properties that comp subject property. The appraiser must explain any anomal				eu by a	a prospective	e buyer of the	
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months			Overall Trend	
Total # of Comparable Sales (Settled)	12	6	7		Increasing	X Stable	Declining
Absorption Rate (Total Sales/Months)	2.00	2.00	2.33		Increasing	X Stable	Declining
Total # of Comparable Active Listings	5	2	5		Declining	Stable	Increasing
Months of Housing Supply (Total Listings/Ab.Rate) Median Sale & List Price, DOM, Sale/List %	2.5 Prior 7–12 Months	1.0 Prior 4–6 Months	2.1 Current – 3 Months		Declining	Overall Trend	Increasing
Median Comparable Sale Price	942500	873500	680.000	\neg	Increasing	Stable	Declining
Median Comparable Sales Days on Market	14	40	50	H	•	Stable	Increasing
2 Median Comparable List Price	820000	809,500	824,990			X Stable	Declining
Median Comparable Listings Days on Market	230	262	33	X	Declining	Stable	Increasing
Median Sale Price as % of List Price	98	100	93			Stable	Declining
Seller-(developer, builder, etc.)paid financial assistance p		No No	20/ to E0/ increasing upon	f hund	Declining	Stable	Increasing
Explain in detail the seller concessions trends for the pase fees, options, etc.). CONCESSIONS HAVE BEEN							
Tees, options, etc.). Concessions have been Concessions. Concessions are more preva			INGED MUCH. BUTERS V	VANI	A LUWER P	KICE KAIMEK	IHAN ANT
Concessions. Concessions are more they							
Are foreclosure sales (REO sales) a factor in the market?	? 🗌 Yes 🗙 No	b If yes, explain (includ	ing the trends in listings and	sales	of foreclosed	l properties).	
FORECLOSURE & REO SALES ARE NOT A FACTOR		S TIME. BUT THE NUM	BER OF DEFAULTS HAS E	BEEN I	INCREASING	IN THE LAST	FEW
MONTHS WITH THE INCREASING INTEREST RATE	S						
Cite data sources for above information. CRMLS	-CLAW						
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Summarize the above information as support for your co	onclusions in the Neighborh						
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Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of <u>clear Capital</u>, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of <u>wEDGEWOOD INC</u>, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that <u>Clear Capital</u> has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

bupt P. Balilia Signature

JOSEPH P BALDINO Appraiser's Name

IFA State Title or Designation

3991 Hubert Ave, Los Angeles, CA 90008-2619 Address of Property Appraised 09/29/2023 Date AR001957 State License or Certification # 02/12/2025 CA Expiration Date of License or Certification State

05/13

Supplemental Addendum

Borrower	REDWOOD HOLDINGS			
Property Address	3991 Hubert Ave			
City	Los Angeles	County LOS ANGELES	State CA	Zip Code 90008-2619
Lender/Client	WEDGEWOOD INC			

THIS IS AN APPRAISAL REPORT NOT A SUMMARY REPORT AS STATED ON THE PREPROGRAMMED APPRAISAL FORM

• Exterior-Only : Neighborhood - Description

The subject is located in a mature stable area. It is in good proximity to many diversified financial, industrial, service & movie industry centers. Neighborhood shows average to good maintenance. The subject is located close to major traffic arteries on Washington & Venice. The subject is less than one mile north of the 10 fwy. The subject is located within 20 minutes from major retail, entertainment and employment opportunities in Culver City, West Hollywood and Century City. The subject is 20 minutes from downtown Los Angeles.

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.

THE APPRAISER ADJUSTED FOR DISSIMILARITIES BETWEEN THE SUBJECT & COMPARABLES ACCORDING TO THE MARKET REACTION. THEREFORE DISSIMILARITIES THAT HAVE A 0 INDICATED IN THE ADJUSTMENT COLUMN MEANS THE APPRAISER HAS ACKNOWLEDGED THE DIFFERENCE, HOW EVER THE MARKET DOES NOT SUPPORT ANY ADJUSTMENT

EXPOSURE TIME FOR THE SUBJECT IS 1 TO 3 MONTHS. EXPOSURE TIME IS THE LENGTH OF TIME THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT THE VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL. IT IS A RETROSPECTIVE ANALYSIS BASED ON AN ANALYSIS OF PAST EVENTS ASSUMING A COMPETITIVE & OPEN MARKET. EXPOSURE TIME IS ALWAYS PRESUMED TO OCCUR PRIOR TO EFFECTIVE DATE OF THE APPRAISAL.

NO EMPLOYEE, DIRECTOR, OFFICE OR AGENT OF THE LENDER, OR ANY OTHER THIRD PARTY ACTING AS A JOINT VENTURE PARTNER, INDEPENDENT CONTRACTOR, APPRAISAL MANAGEMENT COMPANY, OR PARTNER ON BEHALF OF THE LENDER, SHALL INFLUENCE OR ATTEMPT TO INFLUENCE THE DEVELOPMENT, REPORTING RESULT OR REVIEW OF AN APPRAISAL THROUGH COERCION, EXTORTION, COLLUSION, COMPENSATION, INSTRUCTION, INDUCEMENT, INTIMIDATION, BRIBERY OR IN ANY OTHER MANNER.

I HAVE NOT BEEN CONTACTED BY ANYONE OTHER THAN THE INTENDED USER(LENDER/CLIENT AS IDENTIFIED ON THE FIRST PAGE OF THE REPORT), BORROWER, OR DESIGNATED CONTACT TO MAKE AN APPOINTMENT TO ENTER THE PROPERTY. I AGREE TO IMMEDIATELY REPORT ANY UNAUTHORIZED CONTACTS EITHER PERSONALLY BY PHONE OR ELECTRONICALLY TO CLEAR CAPITAL

THE APPRAISER S OFFICE IS WITHIN 25 MILES OF THE SUBJECT PROPERTY. IN THE PAST 5 YEARS I HAVE COMPLETED 10 TO 15 APPRAISALS A YEAR IN THIS AREA. I HAVE ACCESS TO CLAW MLS & CRMLS THE 2 DOMINANT MLS SERVICES IN THE AREA. I LIVE IN THE SUBJECT COUNTY & HAVE PERFORMED APPRAISALS IN THE ARE FOR OVER 45 YEARS.

Use of the appraisal by any party stipulates to an agency relationship between that party and the appraiser whether through intermediaries or not; further that any party charging the borrower or collecting appraisal fees from the borrower(s)for the appraisal hereby agrees that they are responsible for insuring full payment is made to the appraiser for the appraisal

THE APPRAISER HAS ATTEMPTED TO MEET LENDER GUIDELINES FOR ADJUSTED RANGE OF COMP VALUE OF LESS THAN 20% OF THE FINAL VALUE OF THE SUBJECT. DUE TO THE LACK OF SUITABLE COMPS CAUSED BY THE SLOWING REAL ESTATE MARKET THE OVERALL RANGE OF ADJUSTED COMPS IS WIDER THAT DESIRED THE SEARCH AREA WAS WIDENED TO 3 MILES & GONE BACK 18 MONTHS TO FIND SUITABLE SALES WITHIN THE GUIDELINES BUT WAS UNABLE TO DO SO. WE HAVE PROVIDED THE BEST COMPS AVAILABLE FOR THIS SUBJECT MAKING THE RANGE OF VALUE UNAVOIDABLE

HIGHEST & BEST USE WAS DETERMINED AS IMPROVED BASED ON ITS CURRENT USE BEING LEGALLY PERMISSIBLE. PHYSICALLY POSSIBLE FINANCIALLY FEASIBLE & MOST PROFITABLE ALL SALES ARE WITHIN THE NEIGHBORHOOD BOUNDARIES SOME SALES ARE FOUND ACROSS MAJOR ROADWAYS & THEY ARE STILL CONSIDERED IN THE SAME AREA OR COMPETING AREA ACROSS ADAMS IS STILL A SIMILAR AREA. RELATIONSHIP TO PREDOMINANT VALUE HAS NO RELATION TO MARKETABILITY. THE MOST IMPORTANT FACTOR IS THE CONDITION & THEN SIZE OF THE PROPERTY NO MATTER HOW DIFFERENT IT IS FROM THE PREDOMINANT.

Subject Photo Page

Borrower	REDWOOD HOLDINGS				
Property Address	3991 Hubert Ave				
City	Los Angeles	County LOS ANGELES	State	ca Zip Code	90008-2619
Lender/Client	WEDGEWOOD INC				



	Subject	Front
3991 Hubert Av	e	

ocor nusert Are	
Sales Price	
Gross Living Area	1,735
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6690 sf
Quality	Q4
Age	83

Subject Rear





Subject Street

Comparable Photo Page

Borrower	REDWOOD HOLDINGS				
Property Address	3991 Hubert Ave				
City	Los Angeles	County LOS ANGELES Stat	e ca	Zip Code	90008-2619
Lender/Client	WEDGEWOOD INC				



Comparable 1

3887 Hepburn Ave	
Prox. to Subject	0.31 miles NE
Sale Price	1,025,000
Gross Living Area	1,564
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6004 sf
Quality	Q4
Age	83



Comparable 2

3886 Olmsted Ave	
Prox. to Subject	0.22 miles NE
Sale Price	1,110,000
Gross Living Area	1,851
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6003 sf
Quality	Q4
Age	83



Comparable 3

	-
3867 Degnan Blvd	
Prox. to Subject	0.24 miles N
Sale Price	1,054,000
Gross Living Area	1,508
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	5897 sf
Quality	Q4
Age	82

Comparable Photo Page

Borrower	REDWOOD HOLDINGS				
Property Address	3991 Hubert Ave				
City	Los Angeles	County LOS ANGELES	State	CA Zip Code	90008-2619
Lender/Client	WEDGEWOOD INC				



Coi	mparable 4
3830 Hepburn Ave	
Prox. to Subject	0.40 miles NE
Sale Price	1,350,000
Gross Living Area	1,907
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6000 sf
Quality	Q4
Age	76



SALE#5

3890 Westside Ave	
Prox. to Subject	0.24 miles NE
Sale Price	985,000
Gross Living Area	1,960
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	9095 sf
Quality	Q4
Age	83

SALE 6

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

СЗ

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

acAcreAdjPrkAdjaAdjPwrAdjaArmLthArmATAttacBBenebaBathbrBedrBsyRdBusycContCashCashConvContConvContCtySkyCityCtyStrCityDOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragbiBuiltgdDetaGlfCseGolfGlfwwGolfGRGaraHRHigh	jacent to Park jacent to Power Lines ns Length Sale ached Structure neficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys Con Market tached Structure veway biration Date	Location & View Area, Site Location Location Location Sale or Financing Concessions Design (Style) Location & View Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View Garage/Carport Data Sources
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o Othe	-	Basement & Finished Rooms Below Grade
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Relo Relo	location Sale	Sale or Financing Concessions
	0 Sale	Sale or Financing Concessions
Res Resi	sidential	Location & View
	DA - Rural Housing	Sale or Financing Concessions
	creational (Rec) Room	Basement & Finished Rooms Below Grade
	w or Townhouse	Design (Style)
	tlement Date	Date of Sale/Time
	mi-detached Structure	Design (Style)
	ort Sale	Sale or Financing Concessions
	uare Feet	Area, Site, Basement
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	known	Date of Sale/Time
	erans Administration	Sale or Financing Concessions
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	Ik Out Basement	Basement & Finished Rooms Below Grade
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	Ik Up Basement	

UAD Version 9/2011 (Updated 1/2014)

BREA APPRAISER IDENTIFICATION NUMBER: California and is, therefore, entitled to use the title: has successfully met the requirements for a license as a residential real estate appraiser in the State of Certification Law. This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and REAL ESTATE APPRAISER LICENSE **BUREAU OF REAL ESTATE APPRAISERS** Business, Consumer Services & Housing Agency "Certified Residential Real Estate Appraiser" **Joseph P. Baldino** Effective Date: AR 001957 Loretta Dillon, Deputy Bureau Chief, BREA Date Expires: February 12, 2025 February 13, 2023

3067131

LICENSE





LIA Administrators & Insurance Services APPRAISAL AND VALUATION PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY

(A stock insurance company herein called the "Company") 175 Capitol Blvd. Suite 100 Rocky Hill, CT 06067

Previous Policy Number Date Issued Policy Number 02/23/2023 AAI006008-08 AAI006008-07 THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORT-ED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY** PERIOD. PLEASE READ THE POLICY CAREFULLY. Item 1. Customer ID: 168108 Named Insured: BALDINO, JOSEPH P. 3101 Mesa Verde Dr. Burbank, CA 91504 2. Policy Period: From: 04/04/2023 To: 04/04/2024 12:01 A M Standard Time at the address stated in 1 above. 3. Deductible: \$1,000 Each Claim 4. Retroactive Date: 06/05/2000 5. Inception Date: 04/04/2016 6. Limits of Liability: \$1,000,000 Α. Each Claim B. \$2,000,000 Aggregate 7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652 8. Annual Premium: \$1,087.00 9. Forms attached at issue: LIA002 (12/14) LIA CA (11/14) LIA012 (12/14) LIA018 (10/14) LIA021 (10/14) LIA143 (10/14) This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the gompany. 02/23/2023 10 By Date

LIA-001 (12/14)

Authorized Signature

Aspen American Insurance Company

PUBLIC RECORDS

9/28/23, 6:54 PM

ARCELQUEST

Property Detail Printout

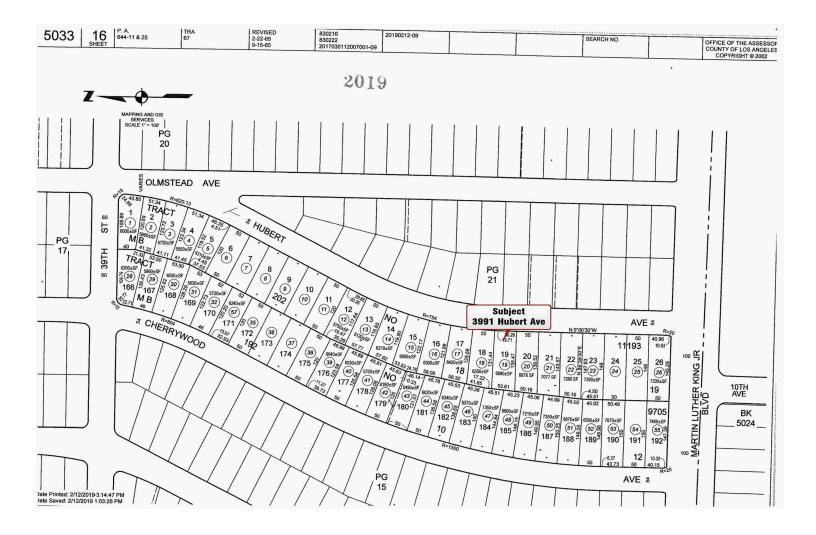
County Last Updated: 09/15/2023

Property Location Zip: 90008-2619 Address: 3991 HUBERT AVE City: LOS ANGELES Use Code: Single Family County: Los Angeles APN#: 5033-016-019 Tract: 11193 Census Tract: 2342.00 Zone: LAR1 Legal Desc: TRACT # 11193 LOT 19 Map Page/Grid: 673/ F2 Total Assessed Value: 80,056 Tax Amount: 1,183.93 Percent 0.54 Tax Year / Assessor Year: 2022 / 2023 **Current Owner Information** Current Owner: WILLIAMS, RUTHIE P/RUTHIE P WILLIAMS RUTHIE P WILLIAMS Owner Address: 3991 HUBERT AVE City, State, Zip: LOS ANGELES, CA, 90008-2619 Owner Occupied: Yes Deed Type: quitclaim/deed of trust Last Transaction: 04/12/2021 Amount: Document: 0000568835 Last Sale Information Seller Address: Transferred From: Recording / Sale Date: 04/12/2021 / Prior Recording / Sale Date: / Most Recent Sale Prior Sale Price: Price: **Prior Document Document Number:** No.: **Prior Document** Document Type: Type: Lender Information Full/Partial: Lender: Loan Amount / 2nd Loan Type: Trust Deed: **Physical Information** Lot Size Sqft / 6,838 / Building Area: 1,735 # of Bedrooms: 2 Acreage: 0.16 Additional: 0 # of Bathrooms: 2,00 Year Built / Effective: 1940 / 0 Garage: 0 # of Stories: 1 Heating: Floor/Wall First Floor: 0 Total Rooms: 9 Cooling: Second Floor: 0 # of Units: 0 Roof Type: Third Floor: 0 Garage/Carport: Garage Construction/Quality: / 0 Basement Finished: 0 Fireplaces: 0 Building Shape: Basement 0 Pool/Spa: View: Unfinished:

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https://www.parcelquestappraise.com/Search/Property_Detail_Report.aspx?PID=31562010&FIPS=06037

1/1



PLAT MAP

Quick CMA Report

				Br/Ba S	Sqft	LSqft	List F	Price	Sold Price	\$/Sq	ft SP/LP%
Total Listings: 45		Max	imum:	4/4	1,998	9,095	\$1,699	9,000	\$1,900,000	\$1,001.3	30
Total on Market: 4		Mini	mum:	2/2	1,508	4,840	\$873	3,000	\$800,000	\$467.5	56
Sold/Exp Ratio: 0.00		Ave	age:	3/2	1,720	6,257	\$1,240),808	\$1,248,302	\$730.8	39
		Med	ian:	3/2	1,730	6,011	\$1,200	0,000	\$1,197,500	\$683.4	46
Active											
Address	City	YrBuilt	Sale Type	List Date	e Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Pric
3991 Cherrywood AV	LEIM	1938	STD	09/21/202	23 3	2	7/7	1,682	7,550	\$609.39	\$1,025,00
3874 Arlington AV	LA	1922	STD	06/23/202	23 4	3	97/157	1,730	8,082	\$621.39	\$1,075,00
3876 Edgehill DR	LA	1941	STD	09/18/202		3	9/9	1,554	5,854	\$965.19	\$1,499,90
3706 Cherrywood AV	LA	1940	STD	07/24/202		3	66/66	1,724	5,899	\$927.49	\$1,599,00
				Maximu	. A/	3	157	1 720	9 093	#06E 10	¢1 500 00
				Minimu	conce MM	2	7	1,730 1,554	8,082 5,854	\$965.19 \$609.39	\$1,599,00 \$1,025,00
				Average		3	60	1,673	6,846	\$780.87	\$1,299,72
				Median:		3	38	1,703	6,725	\$774.44	\$1,287,45
Active Under Contract											
Address	City	YrBuilt	Sale Type	Contract D	ate Br	Bath	сром	Sqft	LSqft	\$/Sqft	Pric
3874 Arlington AV	LA	1922	STD	09/13/202	23 4	3	97/157	1,730	8,082	\$621.39	\$1,075,00
3428 W Martin Luther King	LA	1937	STD	09/18/202		2	49/49	1,745	6,011	\$667.62	\$1,165,00
3870 Edgehill DR	LA	1941	STD	09/20/202	23 3	3	48/48	1,761	5,854	\$879.61	\$1,549,00
				Maximu	i m: 4/	3	157	1,761	8,082	\$879.61	\$1,549,00
				Minimu	m: 3	2	48	1,730	5,854	\$621.39	\$1,075,00
				Average	e: 3	3	85	1,745	6,649	\$722.87	\$1,263,00
				Median:	: 3	3	49	1,745	6,011	\$667.62	\$1,165,00
Pending											
Address	City	YrBuilt	Sale Type	Contract D	ate Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Pric
riuur ess					23 3	3	42/42	1,843	7,741	\$542.59	\$1,000,00
3954 S Norton AV	LA	1949	NOD	09/22/202	LJ J						4-1000/00
	LA LA	1949 1937	NOD STD	09/22/202 09/19/202		2	67/67	1,699	8,631	\$641.55	\$1,090,00
3954 S Norton AV					23 3		67/67 30/30	1,699 1,524	8,631 6,083	CONTRACT CONTRACTOR	\$1,090,00
3954 S Norton AV 3995 Dublin AV	LA	1937	STD	09/19/202	23 3 23 3	2		The Margaret Provides		\$641.55	\$1,090,00 \$1,425,00
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR	LA LA	1937 1941	STD STD	09/19/202 09/08/202	23 3 23 3 23 3	2 2 2 3	30/30	1,524 1,737 1,843	6,083 6,105 8,631	\$641.55 \$935.04	\$1,090,00 \$1,425,00 \$1,498,00
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR	LA LA	1937 1941	STD STD	09/19/202 09/08/202 09/03/202 Maximu Minimu	23 3 23 3 23 3 im: 3/ m: 3	2 2 2 3 2	30/30 12/12 67 12	1,524 1,737 1,843 1,524	6,083 6,105 8,631 6,083	\$641.55 \$935.04 \$862.41 \$935.04 \$542.59	\$1,090,00 \$1,425,00 \$1,498,00 \$1,498,00 \$1,000,00
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR	LA LA	1937 1941	STD STD	09/19/202 09/08/202 09/03/202 Maximu	23 3 23 3 23 3 	2 2 2 3	30/30 12/12 67	1,524 1,737 1,843	6,083 6,105 8,631	\$641.55 \$935.04 \$862.41 \$935.04	\$1,090,00 \$1,425,00 \$1,498,00 \$1,498,00 \$1,000,00 \$1,253,25
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR 3950 Welland AV	LA LA	1937 1941	STD STD	09/19/202 09/08/202 09/03/202 Maximu Minimu Average	23 3 23 3 23 3 	2 2 2 3 2 2	30/30 12/12 67 12 38	1,524 1,737 1,843 1,524 1,701	6,083 6,105 8,631 6,083 7,140	\$641.55 \$935.04 \$862.41 \$935.04 \$542.59 \$745.40	\$1,090,00 \$1,425,00 \$1,498,00 \$1,498,00 \$1,000,00 \$1,253,25
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR 3950 Welland AV Closed	LA LA LA	1937 1941 1936	STD STD STD	09/19/202 09/08/202 09/03/202 Maximu Minimu Average Median:	23 3 23 3 23 3 im: 3/ m: 3 e: 3 : 3	2 2 2 3 2 2 2	30/30 12/12 67 12 38 36	1,524 1,737 1,843 1,524 1,701 1,718	6,083 6,105 8,631 6,083 7,140 6,923	\$641.55 \$935.04 \$862.41 \$935.04 \$542.59 \$745.40 \$751.98	\$1,090,00 \$1,425,00 \$1,498,00 \$1,498,00 \$1,000,00 \$1,253,25 \$1,257,50
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR 3950 Welland AV Closed Address	LA LA LA	1937 1941 1936 YrBuilt	STD STD STD	09/19/202 09/08/202 09/03/202 Maximu Minimu Average Median:	23 3 23 3 23 3 23 3 23 3 23 3 24 3 25 3 26 8 27 4 26 8 27 4 27 4 27 4 27 4 27 4 27 4 27 4 27 4	2 2 3 2 2 2 8 8 8 8 8	30/30 12/12 67 12 38 36 CDOM	1,524 1,737 1,843 1,524 1,701 1,718 Sqft	6,083 6,105 8,631 6,083 7,140 6,923 LSqft	\$641.55 \$935.04 \$862.41 \$935.04 \$542.59 \$745.40 \$751.98 \$/Sqft	\$1,090,00 \$1,425,00 \$1,498,00 \$1,498,00 \$1,000,00 \$1,253,25 \$1,257,50 Price
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR 3950 Welland AV Closed Address 4123 Mcclung DR	LA LA LA City LA	1937 1941 1936 YrBuilt 1936	STD STD STD	09/19/202 09/08/202 09/03/202 Maximu Minimu Average Median: COE Date 10/04/202	23 3 23 3 23 3 im: 3/ m: 3 a: 3 : 3 e Br 22 3	2 2 3 2 2 2 2 Bath 2	30/30 12/12 67 12 38 36 CDOM 15/15	1,524 1,737 1,843 1,524 1,701 1,718 Sqft 1,711	6,083 6,105 8,631 6,083 7,140 6,923 LSqft 4,840	\$641.55 \$935.04 \$862.41 \$935.04 \$542.59 \$745.40 \$751.98 \$/Sqft \$467.56	\$1,090,00 \$1,425,00 \$1,498,00 \$1,498,00 \$1,253,25 \$1,257,50 Pric \$800,00
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR 3950 Welland AV Closed Address 4123 Mcclung DR 4135 2Nd AV	LA LA LA LA LA	1937 1941 1936 YrBuilt 1936 1920	STD STD STD Sale Type STD	09/19/202 09/08/202 09/03/202 Maximu Minimu Average Median: COE Date 10/04/202 04/10/202	23 3 23 3 23 3 23 3 23 3 23 3 23 3 24 23 4	2 2 3 2 2 2 2 8 8 8 8 8 8 8 8 8 8 8 8 8	30/30 12/12 67 12 38 36 CDOM 15/15 99/99	1,524 1,737 1,843 1,524 1,701 1,718 Sqft 1,711 1,547	6,083 6,105 8,631 6,083 7,140 6,923 LSqft 4,840 6,500	\$641.55 \$935.04 \$862.41 \$935.04 \$542.59 \$745.40 \$751.98 \$/Sqft \$467.56 \$572.07	\$1,090,00 \$1,425,00 \$1,498,00 \$1,498,00 \$1,253,25 \$1,257,50 Pric \$800,00 \$885,00
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR 3950 Welland AV Closed Address 4123 Mcclung DR 4135 2Nd AV 3990 S Bronson AV	LA LA LA LA LA LA	1937 1941 1936 YrBuilt 1936 1920 1938	STD STD STD Sale Type STD STD	09/19/202 09/08/202 09/03/202 Maximu Average Median: COE Date 10/04/202 04/10/202 10/27/202	23 3 23 3 23 3 23 3 23 3 23 3 23 4 22 3	2 2 2 2 2 2 2 8 8 8 8 8 8 8 1 2 3 2	30/30 12/12 67 12 38 36 CDOM 15/15 99/99 15/15	1,524 1,737 1,843 1,524 1,701 1,718 Sqft 1,711 1,547 1,668	6,083 6,105 8,631 6,083 7,140 6,923 LSqft 4,840 6,500 6,908	\$641.55 \$935.04 \$862.41 \$935.04 \$542.59 \$745.40 \$751.98 \$/Sqft \$467.56 \$572.07 \$539.57	\$1,090,00 \$1,425,00 \$1,498,00 \$1,498,00 \$1,253,25 \$1,257,50 Pric \$800,00 \$885,00 \$900,00
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR 3950 Welland AV Closed Address 4123 Mcclung DR 4135 2Nd AV 3990 S Bronson AV 4108 S Bronson AV	LA LA LA LA LA LA LA	1937 1941 1936 YrBuilt 1936 1920 1938 1932	STD STD STD SALE Type STD STD PRO	09/19/202 09/08/202 09/03/202 Maximu Minimu Average Median: 10/04/202 04/10/202 10/27/202 08/03/202	23 3 23 3 23 3 23 3 23 3 23 3 23 4 22 3 23 4 22 3 23 3	2 2 2 2 2 2 2 3 8 3 2 3 2 2 2	30/30 12/12 67 12 38 36 CDOM 15/15 99/99 15/15 17/17	1,524 1,737 1,843 1,524 1,701 1,718 Sqft 1,711 1,547 1,668 1,732	6,083 6,105 8,631 6,083 7,140 6,923 LSqft 4,840 6,500 6,908 4,896	\$641.55 \$935.04 \$862.41 \$935.04 \$542.59 \$745.40 \$751.98 \$/Sqft \$467.56 \$572.07 \$539.57 \$531.18	\$1,090,00 \$1,425,00 \$1,498,00 \$1,000,00 \$1,253,25 \$1,257,50 Pric \$800,00 \$885,00 \$900,00 \$920,00
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR 3950 Welland AV Closed Address 4123 Mcclung DR 4135 2Nd AV 3990 S Bronson AV 4108 S Bronson AV 3974 Dublin AV	LA LA LA LA LA LA LA LA LA	1937 1941 1936 YrBuilt 1936 1920 1938 1932 1936	STD STD STD SALE Type STD STD STD STD	09/19/202 09/08/202 09/03/202 Maximu Average Median: COE Date 10/04/202 04/10/202 10/27/202 08/03/202 05/16/202	23 3 23 3 23 3 23 3 23 3 23 4 22 3 23 4 22 3 23 4 22 3 23 3 23	2 2 2 2 2 2 2 2 3 3 2 2 2 2 2 2 2	30/30 12/12 67 12 38 36 CDOM 15/15 99/99 15/15 17/17 29/29	1,524 1,737 1,843 1,524 1,701 1,718 Sqft 1,711 1,547 1,668 1,732 1,636	6,083 6,105 8,631 6,083 7,140 6,923 LSqft 4,840 6,500 6,908 4,896 5,403	\$641.55 \$935.04 \$862.41 \$935.04 \$542.59 \$745.40 \$751.98 \$/Sqft \$467.56 \$572.07 \$539.57 \$531.18 \$574.57	\$1,090,00 \$1,425,00 \$1,498,00 \$1,000,00 \$1,253,21 \$1,257,50 Prio \$800,00 \$885,00 \$900,00 \$920,00 \$940,00
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR 3950 Welland AV Closed Address 4123 Mcclung DR 4135 2Nd AV 3990 S Bronson AV 4108 S Bronson AV 3974 Dublin AV 3967 Westside AV	LA LA LA LA LA LA LA LA LA	1937 1941 1936 YrBuilt 1936 1920 1938 1932 1936 1939	STD STD STD SAle Type STD STD STD STD STD	09/19/202 09/08/202 09/03/202 Maximu Average Median: COE Date 10/04/202 04/10/202 10/27/202 08/03/202 05/16/202 11/07/202	23 3 23 3 23 3 23 3 23 3 23 3 23 4 22 3 23 4 22 3 23 4 22 3 23 3 23	2 2 2 2 2 2 2 2 3 2 2 2 2 2 2 2 2 2	30/30 12/12 67 12 38 36 CDOM 15/15 99/99 15/15 17/17 29/29 82/82	1,524 1,737 1,843 1,524 1,701 1,718 Sqft 1,711 1,547 1,668 1,732 1,636 1,788	6,083 6,105 8,631 6,083 7,140 6,923 LSqft 4,840 6,500 6,908 4,896 5,403 6,161	\$641.55 \$935.04 \$862.41 \$935.04 \$542.59 \$745.40 \$7751.98 \$/Sqft \$467.56 \$572.07 \$539.57 \$531.18 \$574.57 \$543.85	\$1,090,00 \$1,425,00 \$1,498,00 \$1,253,25 \$1,257,50 Prio \$8800,00 \$885,00 \$9900,00 \$920,00 \$940,00 \$972,40
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR 3950 Welland AV Closed Address 4123 Mcclung DR 4135 2Nd AV 3990 S Bronson AV 4108 S Bronson AV 4108 S Bronson AV 3974 Dublin AV 3967 Westside AV 3926 Edgehill DR	LA LA LA LA LA LA LA LA LA LA LA	1937 1941 1936 YrBuilt 1936 1920 1938 1932 1936 1939 1937	STD STD STD Sale Type STD STD STD STD STD PRO	09/19/202 09/08/202 09/03/202 Maximu Average Median: COE Date 10/04/202 04/10/202 10/27/202 08/03/202 05/16/202 11/07/202	23 3 23 3 23 3 23 3 23 3 23 3 24 22 3 23 4 22 3 23 4 22 3 23 3 22 3 23 3	2 2 2 2 2 2 2 2 3 2 2 2 2 2 2 2 2 2 2 2	30/30 12/12 67 12 38 36 CDOM 15/15 99/99 15/15 17/17 29/29 82/82 44/44	1,524 1,737 1,843 1,524 1,701 1,718 Sqft 1,711 1,547 1,668 1,732 1,636 1,788 1,759	6,083 6,105 8,631 6,083 7,140 6,923 LSqft 4,840 6,500 6,908 4,896 5,403 6,161 5,094	\$641.55 \$935.04 \$862.41 \$935.04 \$542.59 \$745.40 \$7751.98 \$/Sqft \$467.56 \$572.07 \$539.57 \$531.18 \$574.57 \$531.85 \$554.29	\$1,090,00 \$1,425,00 \$1,498,00 \$1,498,00 \$1,253,25 \$1,257,50 Price \$800,00 \$885,00 \$900,00 \$920,00 \$940,00 \$972,40
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR 3950 Welland AV Closed Address 4123 Mcclung DR 4135 2Nd AV 3990 S Bronson AV 4108 S Bronson AV 4108 S Bronson AV 3974 Dublin AV 3967 Westside AV 3926 Edgehill DR 3906 S Victoria AV	LA LA LA LA LA LA LA LA LA LA LA LA VWPK	1937 1941 1936 YrBuilt 1936 1920 1938 1932 1936 1939 1937 1942	STD STD STD Sale Type STD STD STD STD STD STD STD STD STD	09/19/202 09/08/202 09/03/202 Maximu Minimu Average Median: 04/10/202 04/10/202 05/16/202 11/07/202 05/12/202 09/07/202	23 3 23 3 23 3 23 3 23 3 23 3 24 2 22 3 23 4 22 3 23 4 22 3 23 3 22 3 23 3 22 3 23 3 22 3 23 3 22 3	2 2 2 2 2 2 2 2 3 2 2 2 2 2 2 2 2 2 2 2	30/30 12/12 67 12 38 36 CDOM 15/15 99/99 15/15 17/17 29/29 82/82 44/44 35/35	1,524 1,737 1,843 1,524 1,701 1,718 Sqft 1,711 1,547 1,668 1,732 1,636 1,788 1,759 1,527	6,083 6,105 8,631 6,083 7,140 6,923 LSqft 4,840 6,500 6,908 4,896 5,403 6,161 5,094 6,372	\$641.55 \$935.04 \$862.41 \$935.04 \$542.59 \$745.40 \$751.98 \$/Sqft \$467.56 \$572.07 \$539.57 \$531.18 \$574.57 \$543.85 \$554.29 \$643.66	\$1,090,00 \$1,425,00 \$1,498,00 \$1,498,00 \$1,253,25 \$1,257,50 Price \$800,00 \$885,00 \$900,00 \$920,00 \$940,00 \$972,40 \$972,40 \$975,00 \$982,83
3954 S Norton AV 3995 Dublin AV 3800 Somerset DR 3950 Welland AV Closed Address 4123 Mcclung DR 4135 2Nd AV 3990 S Bronson AV 4108 S Bronson AV 4108 S Bronson AV 3974 Dublin AV 3967 Westside AV 3926 Edgehill DR	LA LA LA LA LA LA LA LA LA LA LA	1937 1941 1936 YrBuilt 1936 1920 1938 1932 1936 1939 1937	STD STD STD Sale Type STD STD STD STD STD PRO	09/19/202 09/08/202 09/03/202 Maximu Average Median: COE Date 10/04/202 04/10/202 10/27/202 08/03/202 05/16/202 11/07/202	23 3 23 3 23 3 23 3 23 3 23 3 24 3 22 3 23 4 22 3 23 3 23 3 22 3 23 3 22 3 23 3 22 3 23 3 23 3 23 3 24 3 25 3 26 3 27 3	2 2 2 2 2 2 2 2 3 2 2 2 2 2 2 2 2 2 2 2	30/30 12/12 67 12 38 36 CDOM 15/15 99/99 15/15 17/17 29/29 82/82 44/44	1,524 1,737 1,843 1,524 1,701 1,718 Sqft 1,711 1,547 1,668 1,732 1,636 1,788 1,759	6,083 6,105 8,631 6,083 7,140 6,923 LSqft 4,840 6,500 6,908 4,896 5,403 6,161 5,094	\$641.55 \$935.04 \$862.41 \$935.04 \$542.59 \$745.40 \$7751.98 \$/Sqft \$467.56 \$572.07 \$539.57 \$531.18 \$574.57 \$531.85 \$554.29	\$1,090,00 \$1,425,00 \$1,498,00 \$1,498,00 \$1,253,25 \$1,257,50 Price \$800,00 \$885,00 \$900,00 \$920,00 \$940,00 \$972,40

				Median:	3	2	21	1,722	6,004	\$691.20	\$1,197,500
				Average:	2 3	2 2	0 35	1,508 1,725	4,840 6,049	\$467.56 \$724.01	\$800,000 \$1,248,302
				Maximum: Minimum:	4 2	4	165	1,998	9,095	\$1,001.30	\$1,900,000
3863 Degnan BL	LA	1940	STD	10/28/2022	3	4	11/11	1,998	5,898	\$950,95	\$1,900,000
3952 Sutro AV	LA	1933	STD	06/15/2023	3	3	28/28	1,905	6,214	\$931.76	\$1,775,000
3811 Cherrywood AV	LA	1938	STD	06/09/2023	3	2	19/19	1,704	6,018	\$968,31	\$1,650,000
3871 Welland AV	LA	1940	STD	01/20/2023	3	3	60/60	1,750	6,057	\$900.00	\$1,575,000
3776 S Norton AV	LA	1956	STD	04/27/2023	3	2	4/4	1,677	5,950	\$924,27	\$1,550,000
3835 Wellington RD	LA	1941	STD	12/02/2022	3	2	22/22	1,542	6,305	\$1,001.30	\$1,544,000
3789 Hepburn AV	LA	1939	STD	07/07/2023	3	2	31/31	1,733	6,006	\$877.09	\$1,520,000
3826 Degnan BL	LA	1941	STD	01/13/2023	3	3	148/148	1,780	6,069	\$851,12	\$1,515,000
3761 Grayburn AV	LA	1941	STD	09/28/2022	4	3	7/7	1,891	6,470	\$793,23	\$1,500,000
3790 Somerset DR	LA	1941	STD	06/20/2023	3	3	9/9	1,700	6,269	\$882,35	\$1,500,000
3765 Welland AV	LA	1940	STD	12/20/2022	3	3	12/12	1,783	6,001	\$813.24	\$1,450,000
3741 Degnan BL	LA	1940	STD	06/30/2023	3	2	11/11	1,639	5,953	\$838,93	\$1,375,000
3846 Westside AV	LA	1941	STD	07/03/2023	3	2	15/15	1,772	6,002	\$773,14	\$1,370,000
3830 Hepburn AV	LA	1947	STD	06/05/2023	3	2	69/69	1,907	6,000	\$707.92	\$1,350,000
3718 Degnan BL	LA	1940	STD	01/30/2023	3	2	20/20	1,558	5,977	\$834.40	\$1,300,000
3837 Degnan BL	LA	1941	STD	05/18/2023	4	2	8/8	1,589	5,899	\$818,12	\$1,300,000
3328 W Martin Luther King	LEIM	1936	STD	08/11/2023	3	2	165/165	1,816	6,000	\$677,31	\$1,230,000
4123 Mcclung DR	LA	1936	STD	06/13/2023	3	2	17/17	1,711	4,840	\$680,89	\$1,165,000
3886 Olmsted AV	LA	1940	STD	09/06/2023	2	2	18/18	1,851	6,003	\$599.68	\$1,110,000
3800 Virginia RD	LA	1941	STD	09/22/2023	3	3	0/0	1,914	6,316	\$574,71	\$1,100,000
3812 3Rd AV	LA	1924	STD	11/01/2022	3	2	31/31	1,608	5,267	\$683.46	\$1,099,000
3761 S Norton AV	LA	1956	STD	04/27/2023	4	2	45/45	1,897	6,526	\$569,32	\$1,080,000
3867 Degnan BL	LA	1940	STD	09/07/2023	3	2	29/29	1,508	5,897	\$698,94	\$1,054,000
3836 Wellington RD	LA	1941	STD	04/26/2023	3	2	33/33	1,534	6,453	\$681,23	\$1,045,000

Criteria:

Property Type is 'Residential' Standard Status is one of 'Active', 'Act Under Contract', 'Pending' Standard Status is 'Closed' Contract Status Change Date is 09/28/2023 to 09/28/2022

Property Sub Type is 'Single Family Residence'

Living Area is 1500 to 2000

Latitude, Longitude is around 34.01, -118.33

Residential Quick CMA Page 2 of 2

Printed By Joseph Baldino CalBRE: AR001957 on 9/28/23

Location Map

Borrower	REDWOOD HOLDINGS			
Property Address	3991 Hubert Ave			
City	Los Angeles	County LOS ANGELES	State CA	Zip Code 90008-2619
Lender/Client	WEDGEWOOD INC			



AERIAL PHOTO

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