

APPRAISAL OF REAL PROPERTY



LOCATED AT

1509 Sharon Pl
San Mateo, CA 94401
Lot 6 Block 5 Shore View Tract Map No 2 Rsm 24/23 City Of San Mateo

FOR

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

OPINION OF VALUE

1,100,000

AS OF

10/14/2023

BY

Jason B. Oldendorp
Velox Valuations LLC
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Exterior-Only Inspection Residential Appraisal Report

55493
File # 34686531

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.

SUBJECT

Property Address 1509 Sharon Pl City San Mateo State CA Zip Code 94401
 Borrower Redwood Holdings LLC Owner of Public Record Fredrickson Steven A County San Mateo
 Legal Description Lot 6 Block 5 Shore View Tract Map No 2 Rsm 24/23 City Of San Mateo
 Assessor's Parcel # 033-203-190 Tax Year 2022 R.E. Taxes \$ 3,289
 Neighborhood Name North Shoreview Map Reference 41884 Census Tract 6061.00
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Servicing
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). Bayeast MLS / CRS Data

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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	75 %	
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	%	
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	900	Low	62	Multi-Family	5 %
Neighborhood Boundaries	North: E Poplar Ave, South; Highway 92, East: Seal Slough / SF Bay / Foster						2,038	High	80	Commercial	10 %	
City, West:	Highway 101						1,315	Pred.	73	Other	10 %	
Neighborhood Description	See attached addenda.											
*Other Present Land Use attributed to open space, parks, trails, etc., no affect on marketability noted.												
*Present Land Use rounded to the nearest 5%.												
Market Conditions (including support for the above conclusions)			Refer to 1004MC report for market conditions commentary									
See attached addenda												

SITE

Dimensions 50x100 Area 5000 sf Shape Rectangle View N;Res;
 Specific Zoning Classification R1C Zoning Description Single Family Residential
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe See attached addenda

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone AE FEMA Map # 06081C0154G FEMA Map Date 04/05/2019
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 Externally, the subject site is ~0.5 miles from a public school, commercial space, and a major freeway, adequately buffered by distance and/or residential buildings. This influence is typical in the market area, and no affect on marketability noted. See attached addenda.

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) Exterior Inspection Data Source for Gross Living Area Public Records / CRS Data

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 type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 1
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 checked="" type="checkbox"/> Other Unknown	<input checked="" type="checkbox"/> Patio/Deck Conc	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco	Fuel Unknown	<input type="checkbox"/> Porch None	<input checked="" type="checkbox"/> Garage # of Cars 1
Design (Style) Ranch	Roof Surface CompShingle	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1944	Gutters & Downspouts None	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wood	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached
Effective Age (Yrs) 40	Window Type Aluminum	<input checked="" type="checkbox"/> Other Unknown	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	Other (describe)			
Finished area above grade contains: 5 Rooms 3 Bedrooms 1.0 Bath(s) 970 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) Unknown				
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;The subject shows some physical depreciation due to normal wear and tear, from an exterior only inspection. The subject is adequately maintained and functional that qualifies for a C4 condition. Unknown appliances, unknown heating type, and unknown additional features due to exterior inspection only, and lack of prior MLS to verify such features. Exterior walls, roof surface, window type, fireplace (chimney observed), fencing and patio observed from exterior inspection or aerial map photos (patio). See attached addendum for expanded commentary on condition of property.				
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.				
No such physical deficiencies or adverse conditions are noted from a cursory exterior inspection of the subject property. However, the appraiser is not a property inspector and the inspection is not intended to be a property inspection report. The appraisal is not to be relied on as a substitute for a home inspection.				
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.				
The subject conforms to the neighborhood.				

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There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,000,000 to \$ 1,388,000		There are 50 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 900,000 to \$ 1,600,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	1509 Sharon Pl San Mateo, CA 94401	29 Ontario St San Mateo, CA 94401-2028	1528 Lorraine Ave San Mateo, CA 94401-1340	20 N Quebec St San Mateo, CA 94401-1317	
Proximity to Subject		0.10 miles NE	0.13 miles NW	0.23 miles NE	
Sale Price	\$	\$ 1,268,888	\$ 1,188,000	\$ 1,325,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 968.62 sq.ft.	\$ 1277.42 sq.ft.	\$ 936.40 sq.ft.	
Data Source(s)		BayEast #ML81941030;DOM 8	BayEast #ML81937951;DOM 20	BayEast #ML81935170;DOM 18	
Verification Source(s)		Doc#NotYetPosted/CRS	Doc#NotYetPosted/CRS	Doc#41619/CRS Data	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s10/23;c09/23		s09/23;c08/23	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	5000 sf	5000 sf		5000 sf	
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4	
Actual Age	79	79		76	0
Condition	C4	C3	-101,511	C3	-95,040
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	-25,000	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	5 3 1.0	5 3 2.0	0	5 2 1.0	0
Gross Living Area	970 sq.ft.	1,310 sq.ft.	-51,000	930 sq.ft.	0
Basement & Finished Rooms Below Grade	Osf	Osf		Osf	
Functional Utility	Average	Average		Average	
Heating/Cooling	Unknown	Fwa/None	0	Fwa/None	0
Energy Efficient Items	None	None		None	
Garage/Carport	1gd1dw	1gd1dw		1ga1dw	0
Porch/Patio/Deck	Patio	Patio/Deck	0	Patio	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -177,511	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -95,040
Adjusted Sale Price of Comparables		Net Adj. 14.0 % Gross Adj. 14.0 %	\$ 1,091,377	Net Adj. 8.0 % Gross Adj. 8.0 %	\$ 1,092,960
					\$ 1,127,250

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) BayEastMLS / CRS Data

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) BayEastMLS / CRS Data

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	10/14/2023	10/14/2023	10/14/2023	10/14/2023
Analysis of prior sale or transfer history of the subject property and comparable sales None Noted				

Summary of Sales Comparison Approach Comp selected are competitive and market substitutes of the subject. Most weight given to:

Comps 1/2/3/4/5/6/7 proximity and dated of sale.

Comps 1/3/5/9 bedroom count.

Comps 2/4/5/6/7/8/9 bathroom count.

Comps 5/6/9 C4 condition.

The weighted average figures of the closed sales provided indicate value at \$1,101,000(r). Based on current market trends along with comps 1/2/3/4/5/6/7 net and gross adjustments, plus comp 5's actual sales price, the subject's estimate of value is reconciled to \$1,100,000

Indicated Value by Sales Comparison Approach \$ 1,100,000

Indicated Value by: Sales Comparison Approach \$ 1,100,000 Cost Approach (if developed) \$ 1,105,530 Income Approach (if developed) \$

The sales comparison approach is developed as it best reflects reactions of typical buyers & sellers in the market place. The cost approach is developed & supports the market conclusions, but less weight is given difficulty estimating depreciation. The income approach is not applicable due to lack of rental sales and sales used were not rented at the of sale thus no GRM was obtainable.

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 \$ 1,100,000 , as of 10/14/2023 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

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USPAP 3 YEAR DISCLOSURE

I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

EXPOSURE TIME

Opinion of reasonable exposure time: 30 days

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, and 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.

STATE LICENSE REQUIREMENTS

The appraiser adheres to California state licensing requirements.

ADDITIONAL COMMENTS

Appraiser did not receive any significant assistance in completing appraisal report.

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) The subject's high land to improvement ratio (70%) is typical for the market area. The land value is developed through the extraction method. No land sales provided as the subject's market area is near fully developed. Garage size estimated from common garage size in the market area per MLS search. See attached addenda

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	770,000
Source of cost data dwellingcost.com/local builders	DWELLING 970 Sq.Ft. @ \$ 415.00	=\$	402,550
Quality rating from cost service Ave Effective date of cost data 10/16/2023	0 Sq.Ft. @ \$	=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Patio/Driveway++	=\$	35,000
See sketch addendum for living area dimensions and calculations. No functional or economic obsolescence noted. Physical depreciation was derived from the age/life method. The subject remaining economic life is based on a structure life of 100 years. Entrepreneurial incentive is included in the cost per square foot.	Garage/Carport 300 Sq.Ft. @ \$ 100.00	=\$	30,000
	Total Estimate of Cost-New	=\$	467,550
	Less Physical Functional External		
	Depreciation 187,020	= \$(187,020)
	Depreciated Cost of Improvements	=\$	280,530
	"As-is" Value of Site Improvements	=\$	55,000
Estimated Remaining Economic Life (HUD and VA only) 60 Years	INDICATED VALUE BY COST APPROACH	=\$	1,105,530

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) The income approach is not warranted and is not required by FNMA. None of the closed sales are rented at time of purchase thus no GRM obtained.

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 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.

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

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

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

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

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

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

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

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

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

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

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

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

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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 Jason B. Oldendorp
Signature 
Name Jason B. Oldendorp
Company Name Velox Valuations LLC
Company Address 55 Monument Circle Floor #7
Indianapolis, IN 46204
Telephone Number (317) 482-7700
Email Address jason.oldendorp@veloxval.com
Date of Signature and Report 10/16/2023
Effective Date of Appraisal 10/14/2023
State Certification # 3006720
or State License # _____
or Other (describe) _____ State # _____
State CA
Expiration Date of Certification or License 03/10/2024

ADDRESS OF PROPERTY APPRAISED
1509 Sharon PI
San Mateo, CA 94401
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,100,000

LENDER/CLIENT
Name Clear Capital
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 of subject property
 Did inspect exterior of subject property from street
Date of Inspection _____

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

Exterior-Only Inspection Residential Appraisal Report

55493
File # 34686531

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6			
Address	1509 Sharon Pl San Mateo, CA 94401	220 S Norfolk St San Mateo, CA 94401-2118			107 Prague St San Mateo, CA 94401-1312			900 S Norfolk St San Mateo, CA 94401-3504			
Proximity to Subject		0.13 miles SE			0.24 miles N			0.59 miles SE			
Sale Price	\$	\$ 1,050,000			\$ 1,100,000			\$ 1,035,000			
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 1050.00 sq.ft.			\$ 964.91 sq.ft.			\$ 1262.20 sq.ft.			
Data Source(s)		BayEast #ML81937210;DOM 21			BayEast #ML81934544;DOM 9			BayEast #ML81933499;DOM 14			
Verification Source(s)		Doc#NotYetPosted/CRS			Doc#41753/CRS Data			Doc#37483/CRS Data			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		
Sales or Financing Concessions		ArmLth Conv;0			ArmLth Conv;0			ArmLth Conv;0			
Date of Sale/Time		s09/23;c08/23			s08/23;c07/23			s08/23;c07/23			
Location	N;Res;	A;BsyRd;	+63,000		N;Res;			A;BsyRd;	+62,100		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple			
Site	5000 sf	5000 sf			5000 sf			5000 sf			
View	N;Res;	N;Res;			N;Res;			N;Res;			
Design (Style)	DT1;Ranch	DT1;Ranch			DT1;Ranch			DT1;Ranch			
Quality of Construction	Q4	Q4			Q4			Q4			
Actual Age	79	78		0	76		0	74		0	
Condition	C4	C3			-42,000		C4		C4		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			
Room Count	5 3 1.0	5 2 1.0	0		5 3 1.0	0		5 2 1.0	0		
Gross Living Area	970 sq.ft.	1,000 sq.ft.			0	1,140 sq.ft.		-25,500	820 sq.ft.		+22,500
Basement & Finished Rooms Below Grade	0sf	0sf			0sf		0sf		0sf		
Functional Utility	Average	Average			Average		Average		Average		
Heating/Cooling	Unknown	Wall/None			0	Wall/None		0	Wall/None		0
Energy Efficient Items	None	None			None		None		None		
Garage/Carport	1gd1dw	1ga1dw			0	1ga1dw		0	1ga1dw		0
Porch/Patio/Deck	Patio	Patio			Patio		Patio		Patio		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 21,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -25,500		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 84,600		
Adjusted Sale Price of Comparables		Net Adj. 2.0%			Net Adj. 2.3%			Net Adj. 8.2%			
		Gross Adj. 10.0%	\$ 1,071,000		Gross Adj. 2.3%	\$ 1,074,500		Gross Adj. 8.2%	\$ 1,119,600		
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).											
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6			
Date of Prior Sale/Transfer											
Price of Prior Sale/Transfer											
Data Source(s)	Realist	Realist			Realist			Realist			
Effective Date of Data Source(s)	10/14/2023	10/14/2023			10/14/2023			10/14/2023			
Analysis of prior sale or transfer history of the subject property and comparable sales None Noted											
Analysis/Comments See attached addendum											

Exterior-Only Inspection Residential Appraisal Report

55493
File # 34686531

FEATURE	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address	1509 Sharon Pl San Mateo, CA 94401	15 Ottawa St San Mateo, CA 94401-1304			1409 Beacon Ave San Mateo, CA 94401-3041			1524 Cottage Grove Ave San Mateo, CA 94401-3406		
Proximity to Subject		0.14 miles N			0.26 miles SE			0.64 miles SE		
Sale Price	\$	\$ 1,181,000			\$ 1,080,000			\$ 1,149,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 1124.76 sq.ft.			\$ 1317.07 sq.ft.			\$ 925.12 sq.ft.		
Data Source(s)		BayEast #ML81923459;DOM 2			BayEast #ML81941429;DOM 33			BayEast #SF423910685;DOM 7		
Verification Source(s)		Doc#21144/CRS Data			Listing / CRS Data			Listing / CRS Data		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;0			Listing Na;0			Listing Na;0		
Date of Sale/Time		s05/23;c04/23			Active			c09/23		
Location	N;Res;	N;Res;			A;Comm;	+43,200		N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	5000 sf	6000 sf	0		5000 sf			5044 sf	0	
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Ranch	DT1;Ranch			DT1;Ranch			DT1;Ranch		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	79	76	0		73	0		73	0	
Condition	C4	C3	-47,240		C3	-43,200		C4		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	5 3 1.0	5 2 1.0	0		5 2 1.0	0		5 3 1.0		
Gross Living Area	970 sq.ft.	1,050 sq.ft.	0		820 sq.ft.	+22,500		1,242 sq.ft.	-40,800	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Unknown	Wall/None	0		Wall/None	0		Wall/None	0	
Energy Efficient Items	None	None			None			None		
Garage/Carport	1gd1dw	1ga1dw	0		1ga1dw	0		None	0	
Porch/Patio/Deck	Patio	Patio			Patio			Patio		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -47,240		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 22,500		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -40,800	
Adjusted Sale Price of Comparables		Net Adj. 4.0%			Net Adj. 2.1%			Net Adj. 3.6%		
		Gross Adj. 4.0%	\$ 1,133,760		Gross Adj. 10.1%	\$ 1,102,500		Gross Adj. 3.6%	\$ 1,108,200	
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 # 7		COMPARABLE SALE # 8		COMPARABLE SALE # 9			
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	Realist		Realist		Realist		Realist			
Effective Date of Data Source(s)	10/14/2023		10/14/2023		10/14/2023		10/14/2023			
Analysis of prior sale or transfer history of the subject property and comparable sales None Noted										
Analysis/Comments See attached addendum										

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

Supplemental Addendum

File No. 34686531

Borrower	Redwood Holdings LLC						
Property Address	1509 Sharon Pl						
City	San Mateo	County	San Mateo	State	CA	Zip Code	94401
Lender/Client	Wedgewood Inc						

PURPOSE/FUNCTION/INTENDED USE OF APPRAISAL

This appraisal report has been completed to estimate the current market value of the subject property as of the date of the appraisal for the sole use of the lender/client name on page one of the report and/or their assigns.

The intended user of this appraisal report is the lender/client Wedgewood Inc. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the 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. This report is not intended for any other use.

The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party's own risk and is not intended or authorized by the appraiser.

SCOPE OF APPRAISAL

The following steps were followed in arriving at the final estimate of value included in the appraisal report of the subject property: (1) After receiving the assignment, a preliminary search of the resources available in my office (CRS data and MLS) was made to determine market and other significant factors pertinent to the subject property. (2) A physical exterior inspection of the property was performed. Although due diligence was exercised while at the subject property, the appraiser is not an expert in such matters as pest control, structural engineering, hazardous waste, etc., and no warranty is given as to these elements. As needed, inspections by various professionals within these fields might be recommended with the final estimate of value subject to their findings. (3) A second review of the data was then performed with the most relevant factors extracted and considered. Sales were examined and verified through the data sources shown on the report. Market factors were weighed and their influence on the subject property was determined. (4) The appraisal report was then completed in accordance with standards dictated by the appraisal foundation and lender guidelines. The report included data information need to lead a reader to a similar value conclusion. (5) The appraisal report was then delivered to the client listed on the front of the appraisal report which constituted the completion of the assignment.

NEIGHBORHOOD DESCRIPTION

Established mixed use area in San Mateo California. Although primarily residential single family dwellings, some condominiums/town homes, apartment complexes and commercial properties including office buildings & local retail complete the subject's market area. Dwelling homes are mostly Q3-Q4 construction maintained in C3-C4 condition depending on age and updates (if any). Shopping, service and entertainment facilities, schools, parks, employment centers and freeway access are available and accessible. A Cal Train station (rapid transit) is available within ~ 2-3 mile and provides commute options throughout the greater bay area. No adverse marketability concerns were noted during the appraisers cursory visual inspection of the surrounding neighborhood and market area.

MARKET CONDITIONS

The subject's opinion of market value is as of the effective date of this report. The month of June 2022 started to show a potential slow down or leveling trend due to increasing interest rates. July 2022 confirmed a slow down or leveling trend in the market. August 2022 and September 2022 continued to see a slowing and leveling trend, with increasing inventory, fewer buyers, and higher interest rates. October 2022 thru January 2023 noticed common seasonal slowing trends, and combined with the prior slow down, resulted in a continued slower real estate market, with lower levels of listings and offer-acceptance activity. February 2023 thru April 2023 started to see a rebound from the seasonal slow down, with the number of listings going into contract, and over bidding percentages continuing to climb. Along with days on market dropping as the 2023 spring selling season gained traction. June and July 2023 has seen a slight slow down due to seasonal trends, with summer months historically slower in the Bay Area. August 2023 has seen more interest rate increases, combined with summer season, has slowed the market considerably. Active inventory remains low in the Bay Area, which is a factor in higher list prices, and over list offer prices. The market has been in a slower, higher interest rate trend for 12 months, and the market appears stable over a 12 month history.

Interest rates have increased starting in June 2022, since historical lows during the pandemic. Interest rates have now increased, and fluctuated over 2 full percentage points since the start of 2021, reaching the highest level since 2009. Interest rates have seen more recent increases in August 2023, combined with the summer seasonal slow down, has put the market back into a slow period. Dwellings selling above asking price is a common occurrence. No more seller concessions are being offered than usual. However, in some cases section 1 repairs (if not excessive) are being completed up front. The impact to the marketing of vacant properties has been negligible. Although specific types of dwellings, price ranges, or neighborhoods are in higher demand than others, the Bay Area markets continue to show strong and stable trends overall despite market fluctuations due to seasonal trends and interest rate changes.

Generally speaking, closed sales are a lagging indicator of what occurred in the economy and market weeks and months earlier. Monthly data can change rapidly, fluctuating according to a number of different factors, including market seasonality. Long term data is more meaningful than short term fluctuations.

The subject's estimate of value differs from the neighborhood predominant value in excess of 10%. This is due to the subject's location, updates and GLA size. The subject is not considered to be an over or under improvement for the area and there is no affect on the subject's marketability noted. The subject's estimate of value is within the neighborhood housing low to high price range.

HIGHEST AND BEST USE

Highest and best use is defined as the reasonable, probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The subject property does meet zoning ordinances, building codes, historic district contracts, environmental regulations, and/or other public and private restrictions. The utilities, amenities, and environment provided by the neighborhood support the subject's use in question. There is sufficient demand for the subject property either by buying or renting the property. The income or value benefits that accrue from the subject's use sufficiently exceed the expenses involved. Additionally, the subject's use does reflect the greatest return on the developer's capital expenditure. With respect to the highest and best use of the subject property, all four criteria (physically possible, legally permissible, financially feasible, and maximally productive) have been applied and various alternative uses, if any, have been eliminated. The remaining use that fulfills all four criteria is the highest and best use, therefore, the subject property's present use of a property as improved, as an existing single family residence, is the highest and best use.

Supplemental Addendum

File No. 34686531

Borrower	Redwood Holdings LLC						
Property Address	1509 Sharon Pl						
City	San Mateo	County	San Mateo	State	CA	Zip Code	94401
Lender/Client	Wedgewood Inc						

SITE COMMENTS

The subject site is typical for most properties in the area. No apparent encroachments or zoning violations were noted. See preliminary title report for any easements information on record. The subject has a neutral residential view and is surrounded by similar homes. The subject site landscape is reflected in the subject's overall condition rating.

Above ground utilities are common for the subject's market area with no affect on marketability noted.

No current active FEMA declared disasters in the subjects market area. No damage to the subject dwelling noted.

The subject is located in FEMA flood zone AE. Comps 1/2/3/4/5/7 are located in the same AE flood zone. No affect on marketability noted.

ENVIRONMENTAL DISCLAIMER

At the time of my cursory inspection of the subject property no apparent environmental hazards were observed; however, an appraiser is not an expert in the field of environmental hazards or toxic waste, and consequently should not be relied upon as to whether or not environmental hazards actually exist on the property. This appraisal does not constitute an expert environmental inspection of the property. In order to fully and adequately determine the condition of the property with respect to environmental hazards, an expert in the field or environmental hazards should make an inspection of the property.

FEMA FLOOD HAZARD REPORTING DISCLOSURE

Reporting for FEMA special flood hazard area was obtained through an internet data source provided by Real Quest Software. By direction of the lender/client, the appraiser reports what can be determined through the internet data source, but has not examined or included available flood maps developed by FEMA. The lender/client obtains flood zone certification from a third party vendor.

CONDITION OF THE PROPERTY

The subject dwelling is 79 years old with lack of recent updates (based on an exterior only inspection) thus reflects an effective age of 40 years. The subjects exterior inspection shows older dated aluminum windows, (possibly single pane), lack of landscape maintenance, lack of gutters and down spouts and general lack of upkeep. The subjects exterior lacks any recent updates. The subjects interior is assumed to be reflected by the exterior features observed which are older and dated with lack of recent updates, and the subject is considered a C4 condition overall.

GLA size of 970/sf, with 3 bedrooms and 1 full bath taken from public records.

SALES COMPARISON ANALYSIS - SUMMARY OF SALE COMPARISON APPROACH

Research of detached single family dwelling from within the defined market area specifically targeting dwellings ranging from 800 to 1400 square foot.

Comps 1/2/3/4/5/6/7 are closed sales, with comps 1/2/3/4/5/6 closing within 90 days of the effective date of the appraisal. Comp 7 closed within 6 months of the same time period.

Comps 8/9 are active listings used to further demonstrate current market trends. Currently the median SP/LP ratio is at 106%. The closed sales have followed a similar trend with all selling at/near their asking price. Therefore, it is reasonable to anticipate comps 8/9 will sell at/near their asking price.

All comps are arms length transactions.

All comparables are similar to the subject in geographic location including school district, style/appeal, quality of construction that bracket the subject's condition, site size, age and GLA size.

Based on current market trends reflected in the 1004mc report property values are currently stable thus no time adjustment warranted.

Adverse location fronting a busy access street (comps 4/6) adjusted at 6%. Market research, paired sales analysis, and grouped data analysis support the adjustment. Paired sales analysis between comps 4/5/6 support the adjustment.

Adverse location with commercial influence (comp 8) adjusted at 4%. Market research, paired sales analysis, and grouped data analysis support the adjustment.

No marketable difference for varying site sizes noted, thus no site adjustment warranted.

No marketable difference for varying ages noted thus no age adjustment warranted.

The subject and comps are all condition rating C3-C4 by definition. Varying degrees of updates are noted within the C3-C4 rating. Superior or inferior updates include (or may not include) an overall impression of; kitchen counters and appliances, bathroom fixtures and tile work, flooring, additional interior amenities, landscaping and hardscaping, window and door upgrades or additional exterior features. Comps 1/2/3 MLS photos and descriptions show full interior and exterior updating and remodeling, and are adjusted at 8% for superior condition overall. Comps 4/7/8 MLS photos and descriptions show some updating, however, not as recent or extensive as comps 1/2/3, and are adjusted at 4% for superior condition overall. Comps 5/6/9 MLS photos and descriptions show lack of updates, original amenities and/or older dated features and are considered same or similar to the subject overall, and are not adjusted. Market research, paired sales analysis, and grouped data analysis support the adjustment.

Total room/bedroom adjustments are inclusive of their square footage adjustment as GLA size is more imperative in market reactions. Baths adjusted at \$25,000/full bath, GLA size adjusted at \$150/sf. Market research, paired sales analysis, and grouped data analysis support the adjustment.

The subjects heating and cooling is unknown, due to lack of any prior MLS data, and lack of interior inspection. No adjustment made for heating and cooling.

Supplemental Addendum

File No. 34686531

Borrower	Redwood Holdings LLC						
Property Address	1509 Sharon Pl						
City	San Mateo	County	San Mateo	State	CA	Zip Code	94401
Lender/Client	Wedgewood Inc						

Comp selected are competitive and market substitutes of the subject. Most weight given to:

Comps 1/2/3/4/5/6/7 proximity and dated of sale.

Comps 1/3/5/9 bedroom count.

Comps 2/4/5/6/7/8/9 bathroom count.

Comps 5/6/9 C4 condition.

The weighted average figures of the closed sales provided indicate value at \$1,101,000(r). Based on current market trends along with comps 1/2/3/4/5/6/7 net and gross adjustments, plus comp 5's actual sales price, the subject's estimate of value is reconciled to \$1,100,000.

The median adjusted sales price of the active listings used is \$1,105,350, providing additional support for the final estimate of value.

When supported adjustments are based on paired sales analysis. Extraction and/or regression methods from online market analytics are applied when applicable. Adjustments reflect reactions of typical purchasers in the market. All adjustments are considered to be reasonable and supported in the market.

FINAL RECONCILIATION

The sales comparison approach is developed as it best reflects reactions of typical buyers & sellers in the market place. The cost approach is developed & supports the market conclusions, but less weight is given difficulty estimating depreciation. The income approach is not applicable due to lack of rental sales and sales used were not rented at the of sale thus no GRM was obtainable.

COST APPROACH COMMENTS

The cost approach has only been developed by the appraiser as an analysis to support their opinion of the property's market value. Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any data other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

APPRAISAL DATE

The effective date shown on the subject appraisal is the date of inspection and the date of signature is day the report is complete.

PERSONAL PROPERTY

No personal property, fixtures or intangible items were included in the final estimate of value for the subject.

The subjects refrigerator, microwave and washer/dryer are not built-in appliances, and are considered personal property, therefore not indicated on page 1 of the appraisal. No value considered or included in the appraisal report.

COMPETENCY

Certified Residential Appraiser , Jason B. Oldendorp 3006720, is competent in servicing San Mateo, Santa Clara and Alameda counties. Appraiser has multiple years of experience completing real property appraisals for a large variety of clients with a large variety of appraisal products. With continued and ongoing support from a network of competent peers, with local knowledge and experience upwards of 40 years. This assignment requires geographic competency as required by USPAP and the Certified Appraiser has spent sufficient time in these market areas and understands the nuances of the local market and the supply and demand factors relating to the specific property type and location involved.

APPRAISER INDEPENDENCE

The appraiser certifies that the lender or the AMC did not improperly influence, or attempt to improperly influence, the outcome of this appraisal by doing any of the things prohibited in section 1(b) of the appraiser independence requirements, effective 10/15/2010.

No employee, director, officer or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner in behalf of the lender has influenced or attempted to influence the development, reporting, result or review of this assignment 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 partner management.

Reconciliation Addendum

File No. 34686531

Borrower	Redwood Holdings LLC						
Property Address	1509 Sharon Pl						
City	San Mateo	County	San Mateo	State	CA	Zip Code	94401
Lender/Client	Wedgewood Inc						

• Comparable Summary

Comparables Summary & Estimated Indicated Value

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	1,268,888	14	14	1,091,377	12.87
Comp #2:	1,188,000	8	8	1,092,960	14.5
Comp #3:	1,325,000	14.9	14.9	1,127,250	12.62
Comp #4:	1,050,000	2	10	1,071,000	13.95
Comp #5:	1,100,000	2.3	2.3	1,074,500	16.04
Comp #6:	1,035,000	8.2	8.2	1,119,600	14.44
Comp #7:	1,181,000	4	4	1,133,760	15.58
Comp #8:	1,080,000	2.1	10.1	1,102,500	
Comp #9:	1,149,000	3.6	3.6	1,108,200	

SUGGESTED VALUE OF THE SUBJECT: 1,101,000

• Indicated Weight Value

Suggested value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

Comp selected are competitive and market substitutes of the subject. Most weight given to:

Comps 1/2/3/4/5/6/7 proximity and dated of sale.

Comps 1/3/5/9 bedroom count.

Comps 2/4/5/6/7/8/9 bathroom count.

Comps 5/6/9 C4 condition.

The weighted average figures of the closed sales provided indicate value at \$1,101,000(r). Based on current market trends along with comps 1/2/3/4/5/6/7 net and gross adjustments, plus comp 5's actual sales price, the subject's estimate of value is reconciled to \$1,100,000.

The median adjusted sales price of the active listings used is \$1,105,350, providing additional support for the final estimate of value.

When supported adjustments are based on paired sales analysis. Extraction and/or regression methods from online market analytics are applied when applicable. Adjustments reflect reactions of typical purchasers in the market. All adjustments are considered to be reasonable and supported in the market.

FINAL RECONCILIATION

The sales comparison approach is developed as it best reflects reactions of typical buyers & sellers in the market place. The cost approach is developed & supports the market conclusions, but less weight is given difficulty estimating depreciation. The income approach is not applicable due to lack of rental sales and sales used were not rented at the of sale thus no GRM was obtainable.

Borrower	Redwood Holdings LLC	File No.	34686531
Property Address	1509 Sharon Pl		
City	San Mateo	County	San Mateo
		State	CA
		Zip Code	94401
Lender/Client	Wedgewood Inc		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, 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 no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)


My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 30 Days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

DIGITAL SIGNATURES: THE SIGNATURE(S) AFFIXED TO THIS REPORT, AND CERTIFICATION, WERE APPLIED BY THE ORIGINAL APPRAISER(S) OR SUPERVISORY APPRAISER AND REPRESENT THEIR ACKNOWLEDGEMENTS OF THE FACTS, OPINIONS AND CONCLUSIONS FOUND IN THE REPORT. EACH APPRAISER(S) APPLIED HIS OR HER SIGNATURE ELECTRONICALLY USING A PASSWORD ENCRYPTED METHOD. HENCE, THESE SIGNATURES HAVE MORE SAFEGUARDS AND CARRY THE SAME VALIDITY AS THE INDIVIDUAL'S HAND APPLIED SIGNATURE. IF THE REPORT HAS A HAND-APPLIED SIGNATURE, THIS COMMENT DOES NOT APPLY.

APPRAISER:

Signature: 
Name: Jason B. Oldendorp
State Certification #: 3006720
or State License #: _____
State: CA Expiration Date of Certification or License: 03/10/2024
Date of Signature and Report: 10/16/2023
Effective Date of Appraisal: 10/14/2023
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): 10/14/2023

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date of Signature: _____
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): _____

Market Conditions Addendum to the Appraisal Report

55493
File No. 34686531

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 1509 Sharon Pl City San Mateo State CA ZIP Code 94401

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)	22	10	18	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.67	3.33	6.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	8	4	6	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.2	1.2	1.0	<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	1,300,000	1,255,000	1,312,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	13	7	10	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	1,235,000	1,250,000	1,200,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	13	8	9	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100	101	106	<input checked="" type="checkbox"/> Increasing	<input 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.). An analysis was performed on 50 competing sales over the past 12 months. For those sales, a total of 2.0% were reported to have seller concessions. This analysis shows a change of +4.8% per month.

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).

An analysis was performed on 50 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information. Information reported in the MAXEBRD system (using an effective date of 10/14/2023) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.

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.

Pertaining to the inventory above detached residential dwellings in the subject's defined market area specifically targeting dwellings ranging from 800 to 1400 square feet are sought out. Sales are stable, and supply and demand are in balance. Selling prices have fluctuated over the past 12 months, however overall remain stable. List prices have also fluctuated over 12 months, however overall remain stable. Typical days on market is well within 90 days with most properties selling in less than 30 days when priced appropriately. It is not uncommon for a property to sell above their asking price as noted by the median SP/LP ratios for the past year. Currently the median SP/LP ratio is 106%(r). Overall the subjects market is in a stable trend as noted on page 1 of the appraisal. There is no conclusive evidence that all other properties in the subjects market area regardless of property characteristics mirror this trend.

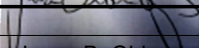
If the subject is a unit in a condominium or cooperative project, complete the following:

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

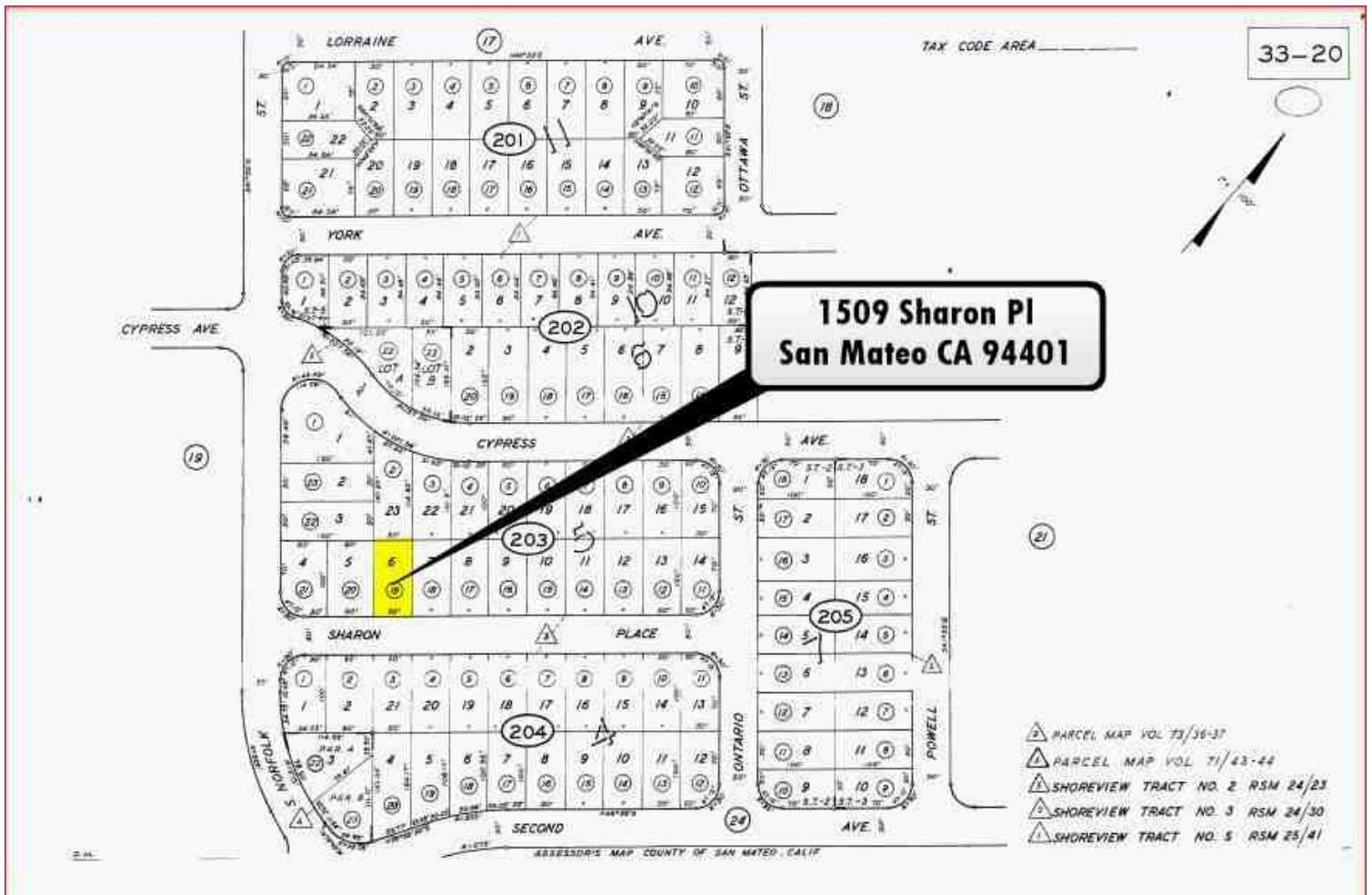
Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

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

Signature 
Appraiser Name Jason B. Oldendorp
Company Name Velox Valuations LLC
Company Address 55 Monument Circle Floor #7, Indianapolis, IN 46201
State License/Certification # 3006720 State CA
Email Address jason.oldendorp@veloxval.com

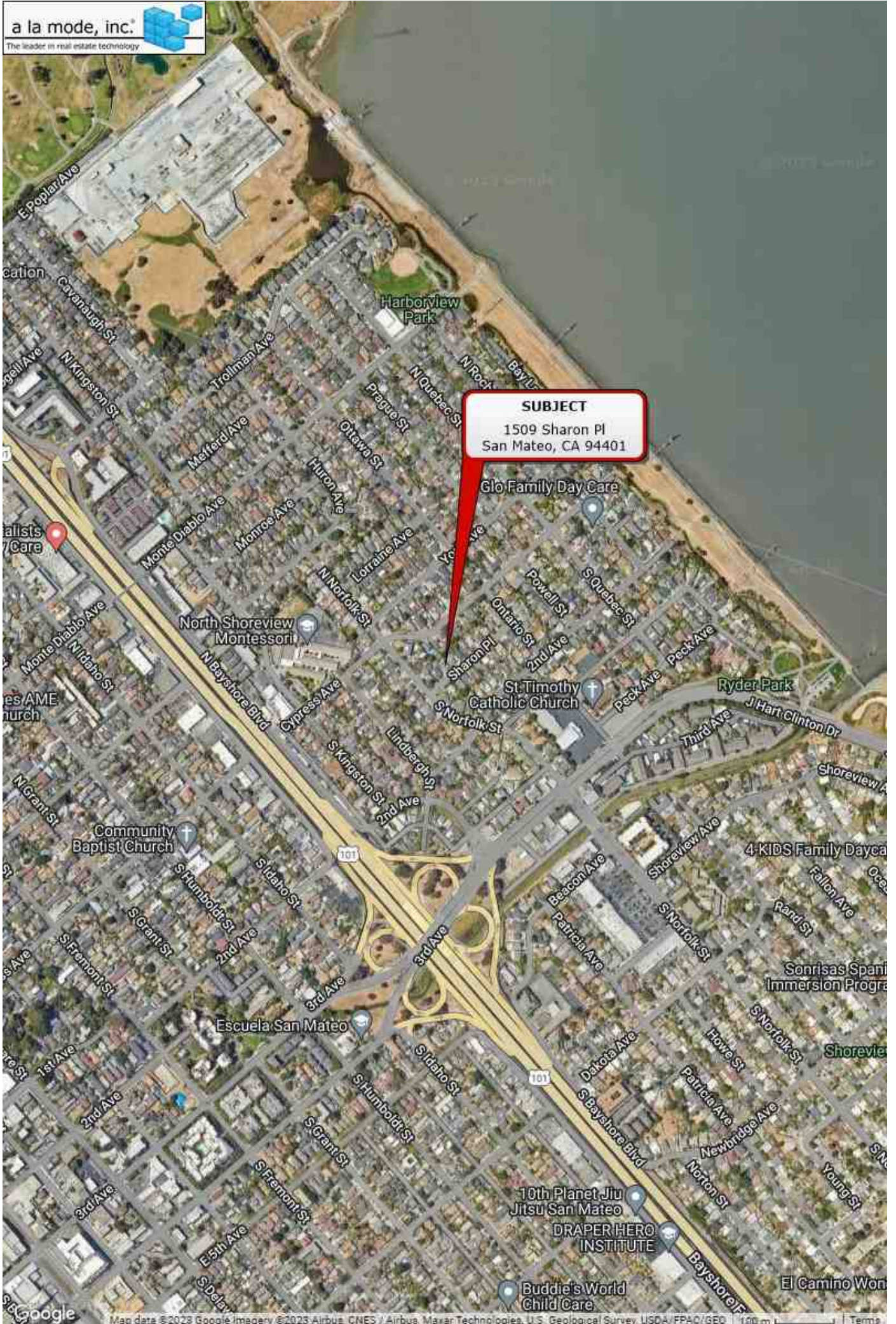
Signature _____
Supervisory Appraiser Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

Plat Map



Aerial Map

Borrower	Redwood Holdings LLC						
Property Address	1509 Sharon Pl						
City	San Mateo	County	San Mateo	State	CA	Zip Code	94401
Lender/Client	Wedgewood Inc						



Property Profile

10/13/23, 6:39 AM

CRS Data - Property Report for Parcel/Tax ID 033-203-190

Friday, October 13, 2023



© 2023 TomTom, © 2023 Microsoft Corporation, © OpenStreetMap

LOCATION		PROPERTY SUMMARY	
Property Address	1509 Sharon Pl San Mateo, CA 94401-2023	Property Type	Residential
Subdivision	Shore View Tract Map No 2	Land Use	Single Family Residential
Carrier Route	C033	Improvement Type	Single Family Residential
County	San Mateo County, CA	Square Feet	970
GENERAL PARCEL INFORMATION		# of Buildings	1
APN/Tax ID	033-203-190	CURRENT OWNER	
Alt. APN		Name	Fredrickson Steven A
Account Number		Mailing Address	1509 Sharon Pl San Mateo, CA 94401-2023
Tax Area	12-001	Owner Occupied	Yes
2020 Census Tract/Blk	6001/3	SCHOOL ZONE INFORMATION	
Assessor Roll Year	2023	Lead Elementary School	0.7 mi Distance
		Baykiss S.T.E.M. Academy	1.2 mi Distance
		Middle: 6 to 8	Distance
		San Mateo High School	0.9 mi Distance
		High: 9 to 12	Distance

SALES HISTORY THROUGH 09/06/2023						
Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels
7/24/2015	7/30/2015		Fredrickson Steven A	Fredrickson Steven A & Fredrickson Family Trust	Interalamily Transfer & Dissolution	2015-080357
10/10/2000	11/17/2000		Fredrickson Charles L & Fredrickson Family Trust	Fredrickson Charles L	Interalamily Transfer & Dissolution	2000144625
11/5/2000	11/17/2000		Fredrickson Charles L	Fredrickson Audrey Marilyn & Fredrickson Charles L	Affidavit Of Death	2000144601

TAX ASSESSMENT			
Tax Year	Assessed Land	Assessed Improvements	Total Assessment
2023	\$21,185.00	\$70,384.00	\$91,572.00
2022	\$415.00 (2.0%)	\$1,380.00 (2.0%)	\$1,795.00 (2.0%)
2021	\$20,773.00	\$69,004.00	\$89,777.00
2020	\$407.00 (2.0%)	\$1,353.00 (2.0%)	\$1,760.00 (2.0%)
2019	\$20,366.00	\$67,851.00	\$88,217.00
2018	\$3,438.96	\$2,621.76	\$6,060.72
2017	\$3,447.50	\$2,772.96	\$6,220.46
2016	\$2,760.74	\$2,597.04	\$5,357.78
2015	\$2,597.04	\$2,384.46	\$4,981.50
2014			
2013			

TAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2022			\$3,288.00
2021			\$4,650.18
2020			\$3,922.26
2019			\$3,438.96
2018			\$2,621.76
2017			\$3,447.50
2016			\$2,772.96
2015			\$2,760.74
2014			\$2,597.04
2013			\$2,384.46

MORTGAGE HISTORY			
Date Recorded	Loan Amount	Borrower	Lender
07/29/2015	\$40,000	Fredrickson Steven A	Alvivo Funding

FORECLOSURE HISTORY						
Filing Date	Auction Date	Defendant(s)	Plaintiff	Foreclosure Type	Case Number	Book/Page or Document#
06/13/2023		Fredrickson Steven A	Not Available	Pre foreclosure		2023-027818

PROPERTY CHARACTERISTICS: BUILDING			
Building #	Type	Condition	Units
1	Single Family Residential		Stories
	Year Built	Effective Year	Rooms
	BRs	Baths	5
	Total Sq. Ft.		
	Building Square Feet (Living Space)	Building Square Feet (Other)	
	1st Floor 970	Garage 200	
	Family Room/Den		
	- CONSTRUCTION		
	Quality	Roof Framing	
	Shape	Roof Cover Deck	
	Partitions	Cabinet Millwork	
	Common Wall	Floor Finish	
	Foundation	Interior Finish	
	Floor System	Air Conditioning	Central
	Exterior Wall	Heat Type	Central
	Structural Framing	Bathroom Tile	
	Fireplace	Plumbing Fixtures	
	- OTHER		
	Occupancy	Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES			
Feature	Size or Description	Year Built	Condition
Detached Garage	1 CAR		

PROPERTY CHARACTERISTICS: LOT			
Land Use	Block/Lot	Lot Dimensions	Lot Square Feet
Single Family Residential	56		5,800
Latitude/Longitude	37.5750777-122.313676*	Acres	0.12

PROPERTY CHARACTERISTICS: UTILITIES/AREA			
Gas Source	Electric Source	Water Source	Road Type
			Topography
			District Trend
			Special School District 1
			Special School District 2

LEGAL DESCRIPTION			
Subdivision	Block/Lot	Description	Plat Book/Page
Shore View Tract Map No 2	56	Lot 6 Block 5 Shore View Tract Map No 2 Rem 24/23 City Of San Mateo	
			Tax Area
			12-001

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
AE	High	10 Ft	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	06381C0154G	04/05/2019

LISTING ARCHIVE
No Listings found for this parcel.

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Information Deemed Reliable But Not Guaranteed.

Subject Photo Page

Borrower	Redwood Holdings LLC						
Property Address	1509 Sharon Pl						
City	San Mateo	County	San Mateo	State	CA	Zip Code	94401
Lender/Client	Wedgewood Inc						



Subject Front

1509 Sharon Pl
Sales Price
Gross Living Area 970
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 1.0
Location N;Res;
View N;Res;
Site 5000 sf
Quality Q4
Age 79

Subject Rear

Blank



Subject Street

Photograph Addendum

Borrower	Redwood Holdings LLC						
Property Address	1509 Sharon Pl						
City	San Mateo	County	San Mateo	State	CA	Zip Code	94401
Lender/Client	Wedgewood Inc						



Front view



Street view



Front view



Front view



Street Sign



Street view

Comparable Photo Page

Borrower	Redwood Holdings LLC			
Property Address	1509 Sharon Pl			
City	San Mateo	County San Mateo	State CA	Zip Code 94401
Lender/Client	Wedgewood Inc			



Comparable 1

29 Ontario St
 Prox. to Subject 0.10 miles NE
 Sale Price 1,268,888
 Gross Living Area 1,310
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 5000 sf
 Quality Q4
 Age 79



Comparable 2

1528 Lorraine Ave
 Prox. to Subject 0.13 miles NW
 Sale Price 1,188,000
 Gross Living Area 930
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 5000 sf
 Quality Q4
 Age 76



Comparable 3

20 N Quebec St
 Prox. to Subject 0.23 miles NE
 Sale Price 1,325,000
 Gross Living Area 1,415
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 5000 sf
 Quality Q4
 Age 76

Comparable Photo Page

Borrower	Redwood Holdings LLC			
Property Address	1509 Sharon Pl			
City	San Mateo	County	San Mateo	State CA Zip Code 94401
Lender/Client	Wedgewood Inc			



Comparable4

220 S Norfolk St
 Prox. to Subject 0.13 miles SE
 Sale Price 1,050,000
 Gross Living Area 1,000
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location A;BsyRd;
 View N;Res;
 Site 5000 sf
 Quality Q4
 Age 78



Comparable5

107 Prague St
 Prox. to Subject 0.24 miles N
 Sale Price 1,100,000
 Gross Living Area 1,140
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 5000 sf
 Quality Q4
 Age 76



Comparable6

900 S Norfolk St
 Prox. to Subject 0.59 miles SE
 Sale Price 1,035,000
 Gross Living Area 820
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location A;BsyRd;
 View N;Res;
 Site 5000 sf
 Quality Q4
 Age 74

Comparable Photo Page

Borrower	Redwood Holdings LLC			
Property Address	1509 Sharon Pl			
City	San Mateo	County San Mateo	State CA	Zip Code 94401
Lender/Client	Wedgewood Inc			



Comparable 7

15 Ottawa St
 Prox. to Subject 0.14 miles N
 Sale Price 1,181,000
 Gross Living Area 1,050
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 6000 sf
 Quality Q4
 Age 76



Comparable 8

1409 Beacon Ave
 Prox. to Subject 0.26 miles SE
 Sale Price 1,080,000
 Gross Living Area 820
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location A;Comm;
 View N;Res;
 Site 5000 sf
 Quality Q4
 Age 73



Comparable 9

1524 Cottage Grove Ave
 Prox. to Subject 0.64 miles SE
 Sale Price 1,149,000
 Gross Living Area 1,242
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 5044 sf
 Quality Q4
 Age 73

License Page



E&O Certification



PROFESSIONAL LIABILITY POLICY DECLARATIONS (CLAIMS-MADE AND REPORTED FORM)

Carrier: Admiral Insurance Company

Policy No.: EO000056476-02

Renewal/Rewrite of: EO000056476-01

Named Insured and Mailing Address

VELOX VALUATIONS LLC
10 INNISBROOKE TRL.
GREENWOOD, IN 46142

NO FLAT CANCELLATIONS

POLICY PERIOD: From 04/01/2023 to 04/01/2024 At 12:01 A.M. Standard Time at the address of the Named Insured as stated herein

In consideration of the payment of premium, in reliance upon the statements herein or attached hereto, and subject to all of the terms of this policy, the Company agrees with the Named Insured as follows:

- Item I: Named Insured's Business: Real Estate Appraisal Services
Item II: Limits of Liability: \$1,000,000 Each Claim, \$3,000,000 Aggregate
Item III: Deductible: \$5,000 Per Claim (including claim expenses)
Item IV: Retroactive Date: 04/01/2020, 05/01/2020
Item V: Premium: \$10,418.00 Not Subject to Audit
Item VI: Forms attached at inception: See Schedule of Forms AI 00 18 03 98

This policy is not binding unless countersigned by Admiral Insurance Company or its authorized representative.

Countersigned On: 03/10/2023
At: Mount Laurel, NJ

By: [Signature]
Authorized Representative

Table with 2 columns: Amount, Description. Rows: \$10,418.00 Premium, 250.00 Policy Fee, 266.70 Surplus Lines Tax, \$10,934.70 Total

The Insurance Company in which this coverage is placed is authorized, but not licensed, to transact business in Indiana. This policy is not protected by the Indiana Insurance Guaranty Association in the event of insolvency of the Company. This policy and the premium thereon has been properly declared as a Surplus Lines Risk to the Indiana Department of Insurance and the surplus lines tax paid accordingly. Arlington/Roe & Co., Inc.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

