File **# 2311-08**

APPRAISAL OF REAL PROPERTY



LOCATED AT

10032 Forbes Ave North Hills, CA 91343-1002 TRACT #18887 LOT 72

FOR

WEDGEWOOD INC 2015 MANHATTAN BEACH BL, SUITE 100 REDONDO BEACH, CA 90276

OPINION OF VALUE 830,000

AS OF

11/09/2023

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Loan # 55672 File # 2311-08

Borr	ower	REDWOOD HO	LDINGS	•		110 //	
	and Address and	10032 Forbes					
City		North Hills		County LOS	ANGELES	State CA	Zip Code 91343-1002
Leno	der/Client	WEDGEWOOD	INC				
AP	PRAISAL AND	REPORT ID	ENTIFICATION				
	Appraisal Repor						
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					tended user(s). Users of this repo	ort must clearly understand	I that the report may not
			contain supporting rationale for a	an of the opinions and conclu	sions set forth in the report.		
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			d in this report are true and correc				
•	The report analy opinions, and co		nd conclusions are limited only b	y the reported assumptions a	and are my personal, impartial, ar	nd unbiased professional a	nalyses,
•	I have no (or the parties involved		ent or prospective interest in the p	property that is the subject of	this report and no (or specified) p	personal interest with respe	ect to the
	l have no bias w	ith respect to the	e property that is the subject of th	is report or the parties involv	ed with this assignment.		
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•	This appraisal re	eport was prepar	red in accordance with the require	ements of Title XI of FIRREA a	and any implementing regulations	5.	
	OR SERVICE						
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			an appraiser or in another capacit	y, regarding the property that	is the subject of this report within	n the three-year period imm	nediately
	preceding accept	otance of this as	signment. Those services are de				
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	PRAISAL ASS						
			ided significant real property appr	raisal assistance to the perso	n signing this certification. If anyo	one did provide significant	assistance, they
are ł	nereby identified	along with a sun	nmary of the extent of the assista	nce provided in the report.			
	DITIONAL CO						
Addi	itional USPAP rel	ated issues requ	iring disclosure and/or any state	mandated requirements:			
_			SURE TIME FOR THE SUB				
_			for the subject property is _		tilizing market conditions pert	tinent to the appraisal a	assignment.
	A reasonable e	exposure time	for the subject property is	day(s).	SUPERVISORY APPRA	ISER (ONLY IE REOUL	
740.0		^					
		11 .	P R V	LAR)			
Si	gnature	AVIN	J. J. Nall		Signature		
			0		Name		
Da	ate of Signature	11/09/202			Date of Signature		
	ate Certification	Anotico	7		State Certification #		
	State License #				or State License #		
	ate CA (piration Date of (Certification or I	icense 02/12/2025		State Expiration Date of Certification	n or License	
			<u></u>		Supervisory Appraiser Inspec		
Ff	fective Date of A	nnraisal 🗤	00/2022		Did Not Exterio	r-only from Street	Interior and Exterior

USPAP Compliance Addendum 2020

Joe Baldino

Exterior Anly Increation Desidential Appreciaal Depart	55672
Exterior-Only Inspection Residential Appraisal Report	File # 2311-0

								•					08		
The purpose	of this sur	mmary appraisal repo	ort is to prov	vide the lende	er/client with	an accurate,	and adequate	ely supporte	ed, opin	nion of th	ne mar	ket value	e of the su	ubject prop	perty.
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Borrower RE				UWr	ner of Public Re	CLA	RENCE & BE	VERLY TRIC	GS TR	UST	oount	y LOS A	NGELES		
Legal Descripti	ion tra	CT #18887 LOT 72													
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Neighborhood		ORTH HILLS					D (501-D-5					1114.01		
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			cant		cial Assessme	nts \$ o			PUD	D HOA	φO	L	per year	per	month
Property Right		🗙 Fee Simple	Leaseho		ner (describe)										
Assignment Ty	/pe	Purchase Transaction	Refin	ance Transacti	on 🗙 Ot	her (describe)	SERVICING	6							
Lender/Client		WOOD INC				,	AN BEACH B		00 PC-		ЕЛСН	CA 002	76		
			or has it have		==						-AUN,	UA 302		No	
		rently offered for sale											Yes 🗙	UVI	
Report data so	ource(s) use	d, offering price(s), an	d date(s).	CRMLS T	HE SUBJECT	HAS NOT BE	EN LISTED IN	THE PAST	T 12 MC	ONTHS					
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performed.		· , · · · · · · · · · ·		.,											
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2															
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Is there any fin	nancial assis	tance (loan charges, s	sale concessior	ns, gift or dowr	npayment assis	stance, etc.) to	be paid by an	y party on b	ehalf of	the borrov	ver?			Yes	No
		ar amount and describ		-		. ,	. ,								
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	-			D			•				2011/110	•			
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Built-Up 🗙	Over 75%	25-75%	Under 25%	Demand/Supp	oly 🗌 Short	tage 🗙	In Balance	Over Su	upply	\$ (000)		(yrs)	2-4 Unit		1 %
Growth	Rapid	X Stable	Slow	Marketing Tin		-	3-6 mths	Over 6		600	Low	20	Multi-Fam	nilv	1 %
						-								-	
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& WEST OF	HAYVENH	URST								800	Pred.	55	Other		%
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		ajor retail, entertainmer			es in Northridg	e, Woodland I	IIIs & Burbank	. The subject	t is 30 to	o 60 minut	es FRO	NT downt	town Los An	geles	
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Dimensions e					rea 7690 sf			pe Irregu	JLAR			View N	;Res;		
Specific Zoning	g Classificat				oning Descripti	on resid e	NTIAL SFR								
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		e of subject nronerty a	s improved (or	as pronosed n	,		<u> </u>	/	X	Yes	No	lf No. de	scribe		
		e of subject property a	s improved (or	as proposed p	,		<u> </u>	/	X	Yes	No	lf No, de	scribe		
			s improved (or	as proposed p	per plans and s	pecifications)	<u> </u>	e?			_	lf No, de			
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Exterior-Only Inspection Residential Appraisal Report

	There are 6 comparable	nrone	orties	currently	offered	for s	ale in t	he subject neighborhe	ood ran	nina in	nrice	from \$ 700 000		to \$	1.07	70,000	
												rice from \$ 619,000				,250,000	
	FEATURE		SUBJE					LE SALE # 1				LE SALE # 2				.E SALE #	3
-			OUDUL	01													0
	Address 10032 Forbes Ave				10140) Geral	d Ave			6 McLer			16963	Citron	ia St		
	North Hills, CA 9134	3-100	2		North	Hills, C	CA 913	43-1131	North	Hills, C	A 913	43-1012	North	ridge, C	A 9134	13-1751	
-	Proximity to Subject				0.35 n	niles N	E		0.06 r	niles W			0.44 ı	niles S			
	Sale Price	\$						\$ 895,000				\$ 840,000				\$	970,000
1	Sale Price/Gross Liv. Area	\$	509.	21 sq.ft.	\$	526.4	7 sq.ft.		\$	483.31	sq.ft.		\$	565.93	sq.ft.		
	Data Source(s)				CRML	SMLS#	23287	213;DOM 63	CRML	SMLS#	PW231	189688;DOM 7	CRML	SMLS#	SR230	83552;DO	M 35
1	Verification Source(s)					EL Q#6						501-D-4		EL Q#4			
	VALUE ADJUSTMENTS	DF	SCRIP	TION		SCRIPT		+(-) \$ Adjustment		SCRIPTI		+(-) \$ Adjustment		SCRIPTI			djustment
	Sales or Financing															1()\$1	ajaotinont
	v				ArmLt				ArmLt				ArmLt				
	Concessions				Conv;(0			Conv;	0			Conv;	0			
	Date of Sale/Time				s10/23	3;c09/2	23		s10/23	3;c10/2	3		s07/2	3;c06/2	3		
	Location	N;Res	;		N;Res;	,			N;Res	;			N;Res	;			
	Leasehold/Fee Simple	Fee S	imple		FEE			0	FEE			0	FEE				0
	Site	7690	sf		6813	sf		o	7663	sf		0	7698	sf			0
1	View	N;Res	:		N;Res:	:			N;Res				N;Res				
	Design (Style)	- ć	<i>,</i>	ENTURY			NTIIRY			, NID CEN	TIIRY		Ĺ	, raditio	nal		0
	Quality of Construction												<u> </u>				U
	-	Q4			Q4				Q4				Q4				
	Actual Age	67			64				67				63				0
	Condition	C4		-	C3		-	-100,000			-		C3				-100,000
	Above Grade	Total	Bdrms	s. Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths		
	Room Count	6	3	2.0	6	3	2.0		6	3	2.0		7	4	2.0		0
	Gross Living Area		<u>1,</u> 85	54 sq.ft.		<u>1,7</u> 00	sq.ft.	+ 11,600		<u>1,7</u> 38	sq.ft.	+8,700		<u>1,7</u> 14	ı sq.ft.		+10,500
	Basement & Finished	Osf			Osf				Osf				Osf				
	Rooms Below Grade																
	Functional Utility	AVER	AGF		AVERA	AGF			AVER/	\GF			AVER	\GF			
	Heating/Cooling	FAU/C			FAU/C				FAU/C				FAU/C				
	Energy Efficient Items				-					CNI							AC C -
Ř		NONE			NONE				NONE					R OWNE	ש:		-20,000
đ	Garage/Carport	2ga2d			2gd2d				2ga2d				2ga2d				
Ā	Porch/Patio/Deck	ENCLO	OSED	PATIO	OPEN	PATIO		+5,000	OPEN	PATIO		+5,000	OPEN	PATIO			+5,000
20	POOL-SPA	POOL			NONE			+ 20,000	POOL				POOL				
Ř																	
Ъ																	
No	Net Adjustment (Total)					+	Χ-	\$ -63,400	X	+ [] -	\$ 13,700		+	X -	\$	-104,500
S	Adjusted Sale Price				Net Ad		7.1 %		Net Ad		1.6 %	· · · · ·	Net Ad		10.8 %		,
Ŭ,	of Comparables				Gross	,	15.3 %	\$ 831,600		,	1.6 %				14.0 %	\$	005 500
×.	1								arooor			φ 053,700	arooo	nuj.	14.0 /0	Ψ	865,500
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Exterior-Only	/ INS	pection	Residenti	al Ap	praisai	Report	File #	2311-0

THE INTENDED USER OF THIS APPRAISAL IS THE LENDER/CLIENT& FHA/HUD & IT SUC	CESSORS & ASSIGNS. THE INTENDED USER IS TO EVALUATE THE PROPERTY THAT IS										
THE SUBJECT OF THIS APPRAISAL FOR A MORTGAGE FINANCE TRANSACTION SUBJEC	T TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL , REPORTING										
REQUIREMENTS OF THIS APPRAISAL REPORT FORM & DEFINITION OF MARKET VALUE											
THE EFFECTIVE AGE IS LOWER THAN THE ACTUAL AGE DUE TO ROUTINE MAINTENANC	F & UPKEEP PROLONGING THE ESTIMATED REMAINING ECONOMIC LIFE										
The address reported on the appraisal form is according to US Postal Service records as required by UAD format. The title company reports the city or county address											
	as required by OAD format. The title company reports the city of county address										
and the title report may or may not match to USPS records".											
Gross Living Area;	is shown the land line and has been under										
Gross Living is defined as; In a single-family house, GLA includes all living space that											
lighting and ventilation. The main rooms and bedrooms, hallways, bathrooms and kito											
living area. Finished attic space with a minimum of 5-foot walls and heat is calculate											
living areas (Gym), Guest Houses, Additional Dwelling Units, Patios, Porches, Balconic	es, Decks and/or Garages are not included in this measurement.										
When measuring square footage for the Gross Living Area, only those rooms that are		_									
basement or attic is calculated separately and included in the overall evaluation, but	neither is included in GLA. The method for calculating the square footage of a										
home is determined by the American National Standard Institute (ANSI).											
The ANSI standards are taught by the leading appraisal organizations. Many state lic	ensing boards require these standards in an effort to promote uniformity and										
professionalism in calculating square footage. American National Standards Institute	(ANSI) guideline (Z765-2003) states: For detached single-family houses, the										
finished square footage of each level is the sum of finished areas on that level meas	ured at floor level to the exterior finished surface of the outside walls.										
Typically when measuring square footage for the Gross Living Area, only those rooms	that are above the land-line are considered. Typically a finished basement or attic										
is calculated separately and included in the overall evaluation, but neither is include											
*** It is important to note that the methodology and standards utilized in reporting	the total Habitable Gross Living Areas by the Multiple Listing Services, the County										
Assessors Records and other Public records can not be confirmed to be ANSI complia											
		_									
	: (not required by Fannie Mae)										
Provide adequate information for the lender/client to replicate the below cost figures and calculatio	ns.										
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Provide adequate information for the lender/client to replicate the below cost figures and calculation	ns. mating site value) Cost factors derived from Marshall-Swift. The										
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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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature , Nature	Signature
Name Joseph / Baldino	Name
Company Name REAL ESTATE APPRAISER	Company Name
Company Address 3101 MESA VERDE DR	Company Address
BURBANK, CA 91504	
Telephone Number (818) 768-6147	Telephone Number
Email Address JOEAPPRAISER11@AOL.COM	Email Address
Date of Signature and Report <u>11/09/2023</u>	Date of Signature
Effective Date of Appraisal <u>11/09/2023</u>	State Certification #
State Certification # AR001957	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State <u>ca</u>	
Expiration Date of Certification or License 02/12/2025	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect exterior of subject property
10032 Forbes Ave	Did inspect exterior of subject property from street
North Hills, CA 91343-1002	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 830,000	
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	Did not inspect exterior of comparable sales from street
Company Name wedgewood INC	 Did inspect exterior of comparable sales from street
Company Address 2015 MANHATTAN BEACH BL, SUITE 100, REDONDO	Date of Inspection
BEACH, CA 90276	
Email Address	

Freddie Mac Form 2055 March 2005

Fannie Mae Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report

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FEATURE	SUBJECT		COMPARAB	SLE SALE # 4		COMPARABL	_E SALE # 5		COM	PARABL	E SALE # 6
Address 10032 Forbes Ave		10008 P	etit Ave		16426	Septo St					
							40.4000				
North Hills, CA 9134	43-1002		ills, CA 913	343-1014		lills, CA 913	43-1223				
Proximity to Subject		0.14 mi	es E		0.57 m	iles E	1				
Sale Price	\$			\$ 752,000			\$ 770,000				\$
Sale Price/Gross Liv. Area	\$ 509.21 Sq.	ft. \$ 4	70.59 sq.ft		\$ 4	106.12 sq.ft.		\$		sq.ft.	
Data Source(s)				169811;DOM 3			33424;DOM 7				
Verification Source(s)											
				3 501-D-4	-	. Q#236243	1				
VALUE ADJUSTMENTS	DESCRIPTION	DESC	RIPTION	+(-) \$ Adjustment	DES	CRIPTION	+(-) \$ Adjustment	DE	SCRIPTI	ON	+(-) \$ Adjustment
Sales or Financing		ArmLth			ArmLth						
Concessions		Conv;0			Conv;2	000	-20,000				
							-20,000				
Date of Sale/Time		s10/23;	:09/23		s04/23;	c03/23					
Location	N;Res;	N;Res;			N;Res;						
Leasehold/Fee Simple	Fee Simple	FEE		0	FEE		o				
Site	7690 sf	7503 sf			7076 st		0				
View							U				
	N;Res;	N;Res;			N;Res;						
Design (Style)	DT1;MID CENTUR	Y DT1;TR/	DITIONAL	0	DT1;MI	D CENTURY					
Quality of Construction	Q4	Q4			Q4						
Actual Age	67	66			64		0				
				, v			U U				
Condition	C4	C4			C4						
Above Grade	Total Bdrms. Bath	s Total B	drms. Baths		Total E	Bdrms. Baths		Total	Bdrms.	Baths	
Room Count	6 3 2.0) 6	3 2.1	-5,000	7	3 2.0	0				
Gross Living Area	1,854 Sq.		1,598 sq.ft			1,896 Sq.ft.	-3,200			sq.ft.	
			.,030 04.11	+ 19,200		1,000 oq.il.	-3,200			94.16	
Basement & Finished	Osf	Osf			Osf						
Rooms Below Grade											
Functional Utility	AVERAGE	AVERAG	E		AVERAG)E					
Heating/Cooling											
	FAU/CENT	FAU/CEN	* 1		FAU/CE	N I					
Energy Efficient Items	NONE	NONE			NONE						
Garage/Carport	2ga2dw	2ga2dw			2cp2dv	,	+10,000				
Porch/Patio/Deck	ENCLOSED PATIO	OPEN P	חדוח	+5 000	OPEN P		+5,000				
			110								
POOL-SPA	POOL	NONE		+20,000	POOL-S	PA	-5,000				
Net Adjustment (Total)		Χ-	н П -	\$ 39,200		+ 🗙 -	\$ -13,200] + [٦- ٦	\$
Adjusted Sale Price		Net Adj.		,	Net Adj.	1.7 %	+ -13,200	Net Ac		%	¥.
-		-	5.2 %								
of Comparables		Gross Ad								%	\$
Report the results of the research a	and analysis of the p	ior sale or tr	ansfer histor	y of the subject property	and com	parable sales	(report additional prior	sales o	n page 3).	
ITEM		SUBJECT		COMPARABLE SA			OMPARABLE SALE #		1		ABLE SALE # 6
Date of Prior Sale/Transfer				001111110222 0/	//			,		0	
	11/06/2023										
Price of Prior Sale/Transfer	\$840,000										
Data Source(s)	PARCEL QUE	ST		PARCEL QUEST		PARCE	L QUEST				
Effective Date of Data Source(s)	11/09/2023			11/09/2023		11/09/					
		ronarty and									
Analysis of prior sale or transfer his			comparable	Sales THE	SUBJEC	T HAS NOT	FRANSFERRED IN TH	E PASI	36 MC	NTHS.	THE
COMPARABLES HAVE TRANSFE	ERRED AS STATED	ABOVE.									
Analysis/Comments SALE#4	SMALLER THAN T	HE SUBJEC	T MORE B	ATHS NO POOL S/	LE#5 L	ARGER THAI	N THE SUBJECT HAS	POOL	& SPA		
I COULD FIND NO SALES WITH	AN ENCLOSED PA	ТІО									

Freddie Mac Form 2055 March 2005

Market	Conditions Add	iendum to the		File	No. 23	311-08		
The purpose of this addendum is to provide the lender/or	client with a clear and accu	rate understanding of the	market trends and conditions					
neighborhood. This is a required addendum for all appra Property Address 10032 Forbes Ave	aisal reports with an effectiv	ve date on or after April 1. City North Hil		State CA	7	ZIP Code 913	/2_1	002
Borrower REDWOOD HOLDINGS		ony North Hi	15	Oldio CA			43-1	002
Instructions: The appraiser must use the information re housing trends and overall market conditions as reporte it is available and reliable and must provide analysis as explanation. It is recognized that not all data sources wi in the analysis. If data sources provide the required info average. Sales and listings must be properties that com subject property. The appraiser must explain any anoma	d in the Neighborhood sect indicated below. If any requ II be able to provide data fo rmation as an average inste pete with the subject prope	tion of the appraisal repor uired data is unavailable o r the shaded areas below ead of the median, the app rty, determined by applyin	t form. The appraiser must fill r is considered unreliable, the ; if it is available, however, the praiser should report the availang the criteria that would be u	in all the inform appraiser must appraiser mus able figure and i	iation to provide t include dentify i	o the extent e an e the data it as an		
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months			Overall Trend		D I I I
Total # of Comparable Sales (Settled)	17	6	15	Increasi		Stable		Declining Declining
Absorption Rate (Total Sales/Months) Total # of Comparable Active Listings	2.83	2.00	5.00	Declinin	<u> </u>	Stable Stable	X	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.7	2.0	1.2	Declinin	• <u> </u>	Stable		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	800,000	924,500	945,000	Increasi		Stable Stable		Declining
Median Comparable Sales Days on Market Median Comparable List Price	14	10 899,000	10 877,500	Declinin		Stable Stable	┢	Increasing Declining
Median Comparable Listings Days on Market	105	26	27	Declinin	_	Stable	┢	Increasing
Median Sale Price as % of List Price	95	104.8	105.1	Increasi	ng 🗙	Stable		Declining
Seller-(developer, builder, etc.)paid financial assistance Explain in detail the seller concessions trends for the pa				Declinin		Stable		Increasing
REO & FORECLOSURES ARE NOT A FACTOR AT T	HIS TIME FORECLOSUR	E RATE IS LESS THAN	1/2%					
Cite data sources for above information. CRMLS Summarize the above information as support for your c an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE	wn listings, to formulate yo Tory Analysis grid & Neighborhood that A	DUT CONCLUSIONS, PROVIDE D AVERAGE SALE & LIS ARE COMPARABLE TO	ooth an explanation and suppo I PRICE DOM & LIST SAL THE SUBJECT PROPERTY.	rt for your conc E RATIO GRID HOWEVER TH	lusions. S INDIC Is Is N	CATE A STAN		TREND IN
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Appraiser Independence Certification

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

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

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

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

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

bupt P. Balchie Signature

JOSEPH P BALDINO Appraiser's Name

IFA State Title or Designation

10032 Forbes Ave, North Hills, CA 91343-1002 Address of Property Appraised

CA
State
otato

05/13

Borrower	REDWOOD HOLDINGS				
Property Address	10032 Forbes Ave				
City	North Hills	County LOS ANGELES	State C/	A Zip Code	91343-1002
Lender/Client	WEDGEWOOD INC				

THIS IS AN APPRAISAL REPORT NOT A SUMMARY REPORT AS STATED ON THE PREPROGRAMMED APPRAISAL FORM NO PERSONAL PROPERTY WAS INCLUDED IN THIS REPORT

ALL SALES ARE WITHIN THE NEIGHBORHOOD BOUNDARIES & SOME SALES ARE FOUND ACROSS MAJOR ROADWAYS & THEY ARE STILL CONSIDERED IN THE SAME AREA & BEING ACROSS PLUMMER IS STILL THE SAME AREA

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.

URAR : Neighborhood - Description

The subject is located in a mature stable area. It is in good proximity to many diversified financial, industrial, service & movie industry centers. Neighborhood shows average to good maintenance. The subject is located minutes from major traffic arteries on Plummer & Woodley. The subject is located one mile west of the 405 fwy. The subject is located within 20 minutes from major retail, entertainment and employment opportunities in Northridge, Woodland HIIIs & Burbank. The subject is 30 minutes from downtown Los Angeles.

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

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

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

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

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

THE SUBJECT IS NOT LOCATED NEXT TO ANY COMMERCIAL PROPERTY THAT WOULD EFFECT THE MARKETABILITY OF THE SUBJECT.

HIGHEST & BEST USE WAS DETERMINED AS IMPROVED BASED ON ITS CURRENT USE BEING LEGALLY PERMISSIBLE.

PHYSICALLY POSSIBLE FINANCIALLY FEASIBLE & MOST PROFITABLE All sales are within the neighborhood boundaries & some sales are found across major roadways & they are still considered in the same area & being across devonshire or lassen or hayvenhurst is still the same area

Subject Photo Page

Borrower	REDWOOD HOLDINGS			
Property Address	10032 Forbes Ave			
City	North Hills	County LOS ANGELES	State CA Zip Code	91343-1002
Lender/Client	WEDGEWOOD INC			



Subject Front

10032 Forbes Ave	
Borrower/Client	
Lender	1,854
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7690 sf
Quality	Q4
Age	67





Subject Rear

Subject Street

Comparable Photo Page #1-3

Borrower	REDWOOD HOLDINGS			
Property Address	10032 Forbes Ave			
City	North Hills	County Los Angeles	State CA	Zip Code 91343-1002
Lender/Client	WEDGEWOOD INC			



Comparable 1

10140 Gerald Ave	
Lender	0.35 miles NE
Sale Price	895,000
Gross Living Area	1,700
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6813 sf
Quality	Q4
Age	64



Comparable 2

10026 McLennan A	ve
Prox. to Subject	0.06 miles W
Sale Price	840,000
Gross Living Area	1,738
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7663 sf
Quality	Q4
Age	67



Comparable 3

	-
16963 Citronia St	
Prox. to Subject	0.44 miles S
Sale Price	970,000
Gross Living Area	1,714
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7698 sf
Quality	Q4
Age	63

Comparable Photo Page

Borrower	REDWOOD HOLDINGS							
Property Address	10032 Forbes Ave							
City	North Hills	County L	LOS ANGELES	State	CA	Zip Code	91343-1002	
Lender/Client	WEDGEWOOD INC							



Co	mparable 4
10008 Petit Ave	
Prox. to Subject	0.14 miles E
Sales Price	752,000
Gross Living Area	1,598
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	7503 sf
Quality	Q4
Age	66



Comparable 5

16426 Septo St	
Prox. to Subject	0.57 miles E
Sales Price	770,000
Gross Living Area	1,896
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7076 sf
Quality	Q4
Age	64

Comparable 6

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

СЗ

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

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

Abbreviations Used in Data Standardization Text

acAcreAdjPrkAdjaAdjPwrAdjaArmLthArmATAttacBBenebaBathbrBedrBsyRdBusycContCashCashCashCorrConvCorrCrtOrdCourCtySkyCityCtyStrCityDOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragbiBuiltgdDetaGlfCseGolfGlfwwGolfGRGaraHRHigh	jacent to Park jacent to Power Lines ns Length Sale ached Structure neficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys Con Market tached Structure veway biration Date	Location & View Area, Site Location Location Location Sale or Financing Concessions Design (Style) Location & View Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View Garage/Carport Data Sources
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PwrLn Pow	wer Lines	View
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	0 Sale	Sale or Financing Concessions
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	Ik Up Basement	

UAD Version 9/2011 (Updated 1/2014)

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

3067131

LICENSE





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

DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY

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

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

LIA-001 (12/14)

Authorized Signature

Aspen American Insurance Company

PUBLIC RECORDS

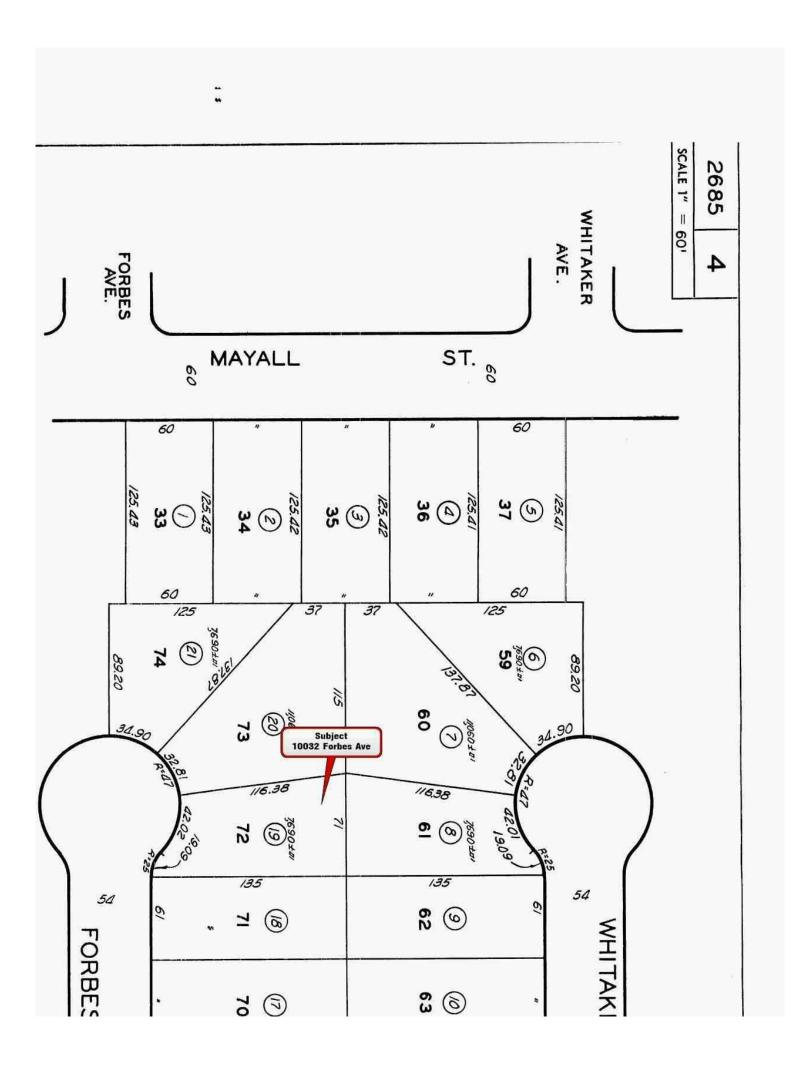
		n X			
PARCELOUES			Cou	inty Last Updated: 10	/31/202
Property Location					
Address:	10032 FORBES AVE	City:	NORTH HILLS	Zip:	91343 1002
APN#:	2685-004-019	Use Code:	Single Family Residence	County:	Los Angele
Tract:	18887	Census Tract:	1114.01	Zone:	LARS
Map Page/Grid:	501/ D5	Legal Desc:	TRACT # 18887 L	OT 72	
Total Assessed Value:	86,183	Tax Amount:	1,297.69		
Percent Improvement:	0.77	Tax Year / Assessor Year:	2023 / 2023		
Current Owner Info	rmation				
Current Owner:	TRIGGS CLARENCE AND BEVERLY TR/TRIGGS TRUST	Owner Address:	10032 FORBES AV	/E	
City, State, Zip:	NORTH HILLS, CA, 91343-1002	Owner Occupied:	Yes		
Last Transaction:	06/22/1992	Deed Type:	deed of trust		
Amount:		Document:	0001131152		
Last Sale Informati	on				
Transferred From:		Seller Address:			
Recording / Sale	7	Prior Recording /	1		
Date:	1	Sale Date:	7		
Most Recent Sale Price:		Prior Sale Price:			
Document Number:		Prior Document No.:			
Document Type:		Prior Document Type:			
Lender Information					
Lender:		Full/Partial:			
Loan Amount / 2nd Trust Deed:	1	Loan Type:			
Physical Informatio	n				
Building Area:	1,854	# of Bedrooms:	3	Lot Size Sqft / Acreage:	
Additional:	0	# of Bathrooms:	2.00	Year Built / Effective:	1956
Garage:	0	# of Stories:	1	Heating:	Centra
First Floor:	0	Total Rooms:	9	Cooling:	yes
Second Floor:	0	# of Units:	0	Roof Type:	
Third Floor:	0	Garage/Carport:	Garage	Construction/Quality:	/0
Basement Finished:	0	Fireplaces:	0	Building Shape:	
Basement Unfinished:	0	Pool/Spa:	Yes	View:	

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https://www.parcelquestappraise.com/Search/Property_Detail_Report.aspx?PID=30962027&FIPS=06037

1/1

PLAT MAP



Quick CMA Report

				Br/Ba Sq	ft	LSqft	List F	Price	Sold Price	\$/Sq1	t SP/LP
Total Listings: 46 Total on Market: 4 Sold/Exp Ratio: 0.00		Mini	imum: mum: rage: ian:	2/2 1, 3/2 1,	056 106 705 702	10,854 6,730 7,848 7,677	\$885	9,000 9,999 5,225 7,500	\$1,250,000 \$615,000 \$890,874 \$875,750	\$323.6 \$528.7	8 9
Active											
Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Pric
16621 Mayall ST	NOH	1961		09/16/2023	3	2	1/1	1,642	7,545	\$486.60	\$799,0
10152 Gerald AV	NOH	1960	STD	09/24/2023	3	2	45/45	1,627	6,913	\$522.37	\$849,9
16547 Labrador ST	NR	1955	STD	10/09/2023	5	2	29/521	1,591	6,882	\$534.25	\$849,9
16964 Citronia ST	NR	1960	STD	09/08/2023	3	2	61/61	1,694	7,542	\$649.35	\$1,100,0
				Maximum	: 5/	2	521	1,694	7,545	\$649.35	\$1,100,0
				Minimum:	3	2	1	1,591	6,882	\$486.60	\$799,0
				Average:	4	2	157	1,639	7,221	\$548.14	\$899,7
				Median:	3	2	53	1,635	7,228	\$528.31	\$849,9
Active Under Contract											
Address	City	YrBuilt	Sale Type	Contract Dat	e Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Pri
10011 Sophia AV	GH	1956	STD	10/17/2023	3	2	27/27	1,501	7,501	\$579.61	\$870,0
16524 Casey ST	NOH	1961	STD	10/18/2023	3	2	27/27	1,642	8,470	\$563.34	\$925,0
				Maximum	: 3/	2	27	1,642	8,470	\$579.61	\$925,0
				Minimum:		2	27	1,501	7,501	\$563.34	\$870,0
				Average: Median:	3 3	2 2	27 27	1,572 1,572	7,986 7,986	\$571.48 \$571.48	\$897,5 \$897,5
Dendler											
								50027			
Pending Address	City	YrBuilt	Sale Type	Contract Dat	Br	Bath	CDOM	Saft	LSaft	\$/Saft	Pri
Address	City		Sale Type	Contract Dat		Bath	CDOM	Sqft	LSqft	\$/Sqft	
Address 9721 Frankirst AV	City NOH GH	YrBuilt 1964 1956	Sale Type	Contract Dat 06/26/2023 11/07/2023	8 Br 3 4	Bath 2 3	10/10 14/14	Sqft 1,795 1,704	LSqft 7,698 8,400	\$/Sqft \$493.04 \$627.93	\$885,0
Address 9721 Frankirst AV 10335 Ruffner AV	NOH	1964		06/26/2023	3 4	2 3	10/10 14/14	1,795 1,704	7,698 8,400	\$493.04 \$627.93	\$885,0 \$1,070,0
Address 9721 Frankirst AV	NOH	1964		06/26/2023 11/07/2023	3 4 : 4/	2	10/10	1,795	7,698	\$493.04	\$885,0 \$1,070,0 \$1,070,0
Address 9721 Frankirst AV	NOH	1964		06/26/2023 11/07/2023 Maximum Minimum: Average:	3 4 : 4/ 3 4	2 3 3 2 3	10/10 14/14 14 10 12	1,795 1,704 1,795 1,704 1,750	7,698 8,400 8,400 7,698 8,049	\$493.04 \$627.93 \$627.93 \$493.04 \$560,49	\$885,0 \$1,070,0 \$1,070,0 \$885,0 \$977,5
Address 9721 Frankirst AV	NOH	1964		06/26/2023 11/07/2023 Maximum Minimum:	3 4 : 4/ 3	2 3 3 2	10/10 14/14 14 10	1,795 1,704 1,795 1,704	7,698 8,400 8,400 7,698	\$493.04 \$627.93 \$627.93 \$493.04	\$885,0 \$1,070,0 \$1,070,0 \$885,0 \$977,5
Address 9721 Frankirst AV 10335 Ruffner AV	NOH	1964		06/26/2023 11/07/2023 Maximum Minimum: Average:	3 4 : 4/ 3 4	2 3 3 2 3	10/10 14/14 14 10 12	1,795 1,704 1,795 1,704 1,750	7,698 8,400 8,400 7,698 8,049	\$493.04 \$627.93 \$627.93 \$493.04 \$560,49	\$885,0 \$1,070,0 \$1,070,0 \$885,0 \$977,5
Address 9721 Frankirst AV 10335 Ruffner AV Closed	NOH	1964 1956		06/26/2023 11/07/2023 Maximum Minimum: Average:	3 4 : 4/ 3 4	2 3 3 2 3	10/10 14/14 14 10 12	1,795 1,704 1,795 1,704 1,750	7,698 8,400 8,400 7,698 8,049	\$493.04 \$627.93 \$627.93 \$493.04 \$560,49	\$885,0 \$1,070,0 \$1,070,0 \$885,0 \$977,5 \$977,5
Address 9721 Frankirst AV 10335 Ruffner AV Closed Address	NOH GH	1964 1956	STD	06/26/2023 11/07/2023 Maximum Minimum: Average: Median:	3 4 : 4/ 3 4 4	2 3 2 3 3	10/10 14/14 14 10 12 12	1,795 1,704 1,795 1,704 1,750 1,750	7,698 8,400 7,698 8,049 8,049	\$493.04 \$627.93 \$493.04 \$560.49 \$560.49	\$885,0 \$1,070,0 \$1,070,0 \$885,0 \$977,5 \$977,5 Pri
Address 9721 Frankirst AV 10335 Ruffner AV Closed Address 16322 Devonshire St	NOH GH City	1964 1956 YrBuilt	STD Sale Type	06/26/2023 11/07/2023 Maximum Minimum: Average: Median: COE Date	3 4 : 4/ 3 4 4 8 r	2 3 2 3 3 3 Bath	10/10 14/14 14 10 12 12 CDOM	1,795 1,704 1,795 1,704 1,750 1,750 Sqft	7,698 8,400 7,698 8,049 8,049 8,049	\$493.04 \$627.93 \$493.04 \$560.49 \$560.49 \$560.49	\$885,0 \$1,070,0 \$1,070,0 \$885,0 \$977,5 \$977,5 \$977,5 Pri \$615,0
Address 9721 Frankirst AV 10335 Ruffner AV Closed Address 16322 Devonshire St 10335 Ruffner AV	NOH GH City GH	1964 1956 YrBuilt 1955	STD Sale Type STD	06/26/2023 11/07/2023 Maximum Minimum: Average: Median: COE Date 02/01/2023	3 4 : 4/ 3 4 4 4 Br 4	2 3 2 3 3 3 Bath 2	10/10 14/14 14 10 12 12 CDOM 29/32	1,795 1,704 1,795 1,704 1,750 1,750 Sqft 1,900	7,698 8,400 7,698 8,049 8,049 8,049 LSqft 6,730	\$493.04 \$627.93 \$493.04 \$560.49 \$560.49 \$560.49 \$560.49	\$885,0 \$1,070,0 \$1,070,0 \$885,0 \$977,5 \$977,5 \$977,5 Pri \$615,0 \$700,0
Address 9721 Frankirst AV 10335 Ruffner AV Closed Address 16322 Devonshire St 10335 Ruffner AV 16657 Marilla ST	NOH GH City GH GH	1964 1956 YrBuilt 1955 1956	STD Sale Type STD PRO	06/26/2023 11/07/2023 Maximum Minimum: Average: Median: COE Date 02/01/2023 08/22/2023	3 4 3 4 4 4 Br 3	2 3 2 3 3 3 Bath 2 3	10/10 14/14 14 10 12 12 CDOM 29/32 4/4	1,795 1,704 1,795 1,704 1,750 1,750 Sqft 1,900 1,704	7,698 8,400 7,698 8,049 8,049 8,049 LSqft 6,730 8,397	\$493.04 \$627.93 \$493.04 \$560.49 \$560.49 \$560.49 \$560.49	\$885,0 \$1,070,0 \$885,0 \$977,5 \$977,5 \$977,5 Pri \$615,0 \$700,0 \$700,0
Address 9721 Frankirst AV 10335 Ruffner AV Closed Address 16322 Devonshire St 10335 Ruffner AV 16657 Marilla ST 9700 Valjean AV 10008 Petit AV	NOH GH City GH GH NR	1964 1956 YrBuilt 1955 1956 1956	STD Sale Type STD PRO	06/26/2023 11/07/2023 Maximum Minimum: Average: Median: COE Date 02/01/2023 08/22/2023 03/14/2023	3 4 3 4 4 4 8 8 8 7 3 3	2 3 2 3 3 3 Bath 2 3 2	10/10 14/14 14 10 12 12 12 CDOM 29/32 4/4 0/0	1,795 1,704 1,795 1,704 1,750 1,750 Sqft 1,900 1,704 1,442	7,698 8,400 7,698 8,049 8,049 LSqft 6,730 8,397 7,504	\$493.04 \$627.93 \$493.04 \$560.49 \$560.49 \$560.49 \$360.49 \$23.68 \$410.80 \$485.44	\$885,0 \$1,070,0 \$885,0 \$977,5 \$977,5 \$977,5 Pri \$615,0 \$700,0 \$700,0 \$710,0
Address 9721 Frankirst AV 10335 Ruffner AV Closed Address 16322 Devonshire St 10335 Ruffner AV 16657 Marilla ST 9700 Valjean AV 10008 Petit AV	NOH GH City GH GH NR NOH	1964 1956 YrBuilt 1955 1956 1956 1958	STD Sale Type STD PRO	06/26/2023 11/07/2023 Maximum Minimum: Average: Median: COE Date 02/01/2023 08/22/2023 03/14/2023 11/17/2022 10/02/2023 01/19/2023	3 4 3 4 4 4 4 8 r 4 3 3 3 3	2 3 3 3 3 Bath 2 3 2 3 2 3	10/10 14/14 14 10 12 12 12 CDOM 29/32 4/4 0/0 29/29 3/3 65/65	1,795 1,704 1,795 1,704 1,750 1,750 Sqft 1,900 1,704 1,442 1,887 1,598 1,610	7,698 8,400 7,698 8,049 8,049 LSqft 6,730 8,397 7,504 8,755	\$493.04 \$627.93 \$493.04 \$560.49 \$560.49 \$560.49 \$323.68 \$410.80 \$485.44 \$376.26	\$885,0 \$1,070,0 \$885,0 \$977,5 \$977,5 \$977,5 \$977,5 Pri \$615,0 \$700,0 \$700,0 \$710,0 \$752,0
Address 9721 Frankirst AV 10335 Ruffner AV Closed Address 16322 Devonshire St 10335 Ruffner AV 16657 Marilla ST 9700 Valjean AV 10008 Petit AV 16252 Septo ST 16908 Septo ST	NOH GH City GH GH NR NOH NOH NOH	1964 1956 YrBuilt 1955 1956 1958 1957 1957 1957 1961	STD Sale Type STD PRO STD STD STD	06/26/2023 11/07/2023 Maximum Minimum: Average: Median: COE Date 02/01/2023 08/22/2023 03/14/2023 11/17/2022 10/02/2023 01/19/2023 02/07/2023	3 4 3 4 4 4 3 3 3 3 3 3 4	2 3 2 3 3 3 Bath 2 3 2 3 3 2 3 2 2 2 2	10/10 14/14 14 10 12 12 12 CDOM 29/32 4/4 0/0 29/29 3/3 65/65 9/9	1,795 1,704 1,795 1,704 1,750 1,750 Sqft 1,900 1,704 1,442 1,887 1,598 1,610 1,698	7,698 8,400 7,698 8,049 8,049 LSqft 6,730 8,397 7,504 8,755 7,503 6,894 7,688	\$493.04 \$627.93 \$493.04 \$560.49\$560.49 \$560.49 \$560.49\$560.49 \$560.4	\$885,0 \$1,070,0 \$885,0 \$977,5 \$977,5 \$977,5 \$977,5 Pri \$615,0 \$700,0 \$700,0 \$710,0 \$752,0 \$755,0 \$765,0
Address 9721 Frankirst AV 10335 Ruffner AV Closed Address 16322 Devonshire St 10335 Ruffner AV 16657 Marilla ST 9700 Valjean AV 10008 Petit AV 16252 Septo ST 16908 Septo ST 16426 Septo ST	NOH GH City GH GH NR NOH NOH NOH NOH	1964 1956 YrBuilt 1955 1956 1958 1957 1957 1957 1961 1957	STD Sale Type STD PRO STD STD STD STD STD	06/26/2023 11/07/2023 Maximum Minimum: Average: Median: COE Date 02/01/2023 08/22/2023 03/14/2023 11/17/2022 10/02/2023 01/19/2023 02/07/2023 04/13/2023	3 4 3 4 4 4 4 8 r 4 3 3 3 3 3 4 3 3	2 3 2 3 3 3 Bath 2 3 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3	10/10 14/14 14 10 12 12 12 CDOM 29/32 4/4 0/0 29/29 3/3 65/65 9/9 7/7	1,795 1,704 1,795 1,704 1,750 1,750 Sqft 1,900 1,704 1,442 1,887 1,598 1,610 1,698 1,896	7,698 8,400 7,698 8,049 8,049 LSqft 6,730 8,397 7,504 8,755 7,503 6,894 7,688 7,076	\$493.04 \$627.93 \$493.04 \$560.49 \$560.49 \$560.49 \$323.68 \$410.80 \$485.44 \$376.26 \$470.59 \$468.94 \$450.53 \$406.12	\$885,0 \$1,070,0 \$885,0 \$977,5 \$977,5 \$977,5 \$977,5 Pri \$615,0 \$700,0 \$710,0 \$752,0 \$755,0 \$765,0 \$770,0
Address 9721 Frankirst AV 10335 Ruffner AV Closed Address 16322 Devonshire St 10335 Ruffner AV 16657 Marilla ST 9700 Valjean AV 10008 Petit AV 16252 Septo ST 16908 Septo ST 16426 Septo ST 16426 Septo ST	NOH GH City GH GH NR NOH NOH NOH NOH NOH	1964 1956 YrBuilt 1955 1956 1958 1957 1957 1957 1957 1961 1957 1961	STD Sale Type STD PRO STD STD STD STD STD STD	06/26/2023 11/07/2023 Maximum Minimum: Average: Median: COE Date 02/01/2023 08/22/2023 03/14/2023 03/14/2023 01/19/2023 02/07/2023 04/13/2023 12/14/2022	3 4 3 4 4 4 4 8 r 4 3 3 3 3 4 3 3 3 3 3 3 3 3 3 3 3 3 3	2 3 2 3 3 3 Bath 2 3 2 3 3 2 2 3 3 2 2 3 3 3 2 2 3 3 3 2 3 3 3	10/10 14/14 14 10 12 12 22 29/32 4/4 0/0 29/29 3/3 65/65 9/9 7/7 14/14	1,795 1,704 1,795 1,704 1,750 1,750 Sqft 1,900 1,704 1,442 1,887 1,598 1,610 1,698 1,896 1,642	7,698 8,400 7,698 8,049 8,049 8,049 LSqft 6,730 8,397 7,504 8,755 7,503 6,894 7,688 7,076 7,614	\$493.04 \$627.93 \$493.04 \$560.49 \$560.49 \$560.49 \$323.68 \$410.80 \$485.44 \$376.26 \$470.59 \$468.94 \$450.53 \$406.12 \$486.60	\$885,0 \$1,070,0 \$885,0 \$977,5 \$977,5 \$977,5 \$977,5 \$977,5 \$70,0,0 \$700,0 \$710,0 \$752,0 \$755,0 \$765,0 \$770,0 \$779,0
Address 9721 Frankirst AV 10335 Ruffner AV Closed Address 16322 Devonshire St 10335 Ruffner AV 16657 Marilla ST 9700 Valjean AV 16058 Petit AV 16252 Septo ST 16908 Septo ST 16908 Septo ST 16426 Septo ST 16426 Septo ST 16008 Odessa AV 9752 Gerald AV	NOH GH City GH GH NR NOH NOH NOH NOH NOH NR	1964 1956 YrBuilt 1955 1956 1956 1957 1957 1957 1957 1957 1961 1957 1961	STD STD STD STD STD STD STD STD STD STD	06/26/2023 11/07/2023 Maximum Minimum: Average: Median: COE Date 02/01/2023 08/22/2023 03/14/2023 03/14/2023 01/19/2023 02/07/2023 04/13/2023 12/14/2022 01/30/2023	3 4 3 4 4 4 4 3 3 3 3 3 3 3 3 3 3 3 3 3	2 3 2 3 3 3 Bath 2 3 2 3 2 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 3 2 3	10/10 14/14 14 10 12 12 12 CDOM 29/32 4/4 0/0 29/29 3/3 65/65 9/9 7/7 14/14 71/71	1,795 1,704 1,795 1,704 1,750 1,750 Sqft 1,900 1,704 1,442 1,887 1,598 1,610 1,698 1,896 1,642 1,476	7,698 8,400 7,698 8,049 8,049 8,049 LSqft 6,730 8,397 7,504 8,755 7,503 6,894 7,688 7,076 7,614 7,799	\$493.04 \$627.93 \$493.04 \$560.49 \$560.49 \$560.49 \$323.68 \$410.80 \$485.44 \$376.26 \$470.59 \$468.94 \$450.53 \$406.12 \$486.60 \$541.81	\$885,0 \$1,070,0 \$885,0 \$977,5 \$977,5 \$977,5 \$977,5 \$707,0 \$700,0 \$710,0 \$755,0 \$765,0 \$770,0 \$770,0 \$799,0 \$799,0
Address 9721 Frankirst AV 10335 Ruffner AV Closed Address 16322 Devonshire St 10335 Ruffner AV 16657 Marilla ST 9700 Valjean AV 16008 Petit AV 16252 Septo ST 16908 Septo ST 16908 Septo ST 16426 Septo ST 16426 Septo ST 16426 Septo ST 16426 Septo ST 10008 Odessa AV 9752 Gerald AV 16854 Blackhawk ST	NOH GH City GH GH NR NOH NOH NOH NOH NOH NOH NOH NCH SH	1964 1956 YrBuilt 1955 1956 1958 1957 1957 1957 1957 1957 1961 1957 1961 1957	STD STD STD STD STD STD STD STD STD STD	06/26/2023 11/07/2023 Maximum Minimum: Average: Median: COE Date 02/01/2023 08/22/2023 03/14/2023 03/14/2023 01/19/2023 01/19/2023 02/07/2023 04/13/2023 12/14/2022 01/30/2023 12/29/2022	3 4 3 4 4 4 4 3 3 3 3 3 3 3 4 3 3 4 3 3 4 3 3 4	2 3 2 3 3 3 Bath 2 3 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 3 2 2 3 3 3 2 3 3 2 3	10/10 14/14 14 10 12 12 12 CDOM 29/32 4/4 0/0 29/29 3/3 65/65 9/9 7/7 14/14 71/71 133/133	1,795 1,704 1,795 1,704 1,750 1,750 1,750 1,750 1,750 1,704 1,442 1,887 1,598 1,610 1,698 1,896 1,642 1,476 1,704	7,698 8,400 7,698 8,049 8,049 8,049 LSqft 6,730 8,397 7,504 8,755 7,503 6,894 7,688 7,076 7,614 7,799 8,314	\$493.04 \$627.93 \$493.04 \$560.49 \$560.49 \$560.49 \$560.49 \$323.68 \$410.80 \$485.44 \$376.26 \$470.59 \$468.94 \$450.53 \$406.12 \$486.60 \$541.81 \$469.48	\$885,0 \$1,070,0 \$885,0 \$977,5 \$977,5 \$977,5 \$977,5 \$977,5 \$707,0 \$700,0 \$755,0 \$765,0 \$770,0 \$779,0 \$799,0 \$799,0 \$800,0
Address 9721 Frankirst AV	NOH GH City GH GH NR NOH NOH NOH NOH NOH NR	1964 1956 YrBuilt 1955 1956 1956 1957 1957 1957 1957 1957 1961 1957 1961	STD STD STD STD STD STD STD STD STD STD	06/26/2023 11/07/2023 Maximum Minimum: Average: Median: COE Date 02/01/2023 08/22/2023 03/14/2023 03/14/2023 01/19/2023 02/07/2023 04/13/2023 12/14/2022 01/30/2023	3 4 3 4 4 4 4 3 3 3 3 3 3 3 3 3 3 3 3 3	2 3 2 3 3 3 Bath 2 3 2 3 2 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 3 2 3	10/10 14/14 14 10 12 12 12 CDOM 29/32 4/4 0/0 29/29 3/3 65/65 9/9 7/7 14/14 71/71	1,795 1,704 1,795 1,704 1,750 1,750 Sqft 1,900 1,704 1,442 1,887 1,598 1,610 1,698 1,896 1,642 1,476	7,698 8,400 7,698 8,049 8,049 8,049 LSqft 6,730 8,397 7,504 8,755 7,503 6,894 7,688 7,076 7,614 7,799	\$493.04 \$627.93 \$493.04 \$560.49 \$560.49 \$560.49 \$323.68 \$410.80 \$485.44 \$376.26 \$470.59 \$468.94 \$450.53 \$406.12 \$486.60 \$541.81	Pri \$885,0 \$1,070,0 \$885,0 \$977,5 \$977,5 \$977,5 Pri \$615,0 \$700,0 \$700,0 \$710,0 \$752,0 \$755,0 \$755,0 \$765,0 \$775,0 \$765,0 \$770,0 \$799,0 \$799,7 \$800,0 \$820,0 \$832,0

10154 Sophia AV	NOH	1955	STD	06/30/2023	3	2	12/12	1,564	7,692	\$533.89	\$835,00
10026 Mclennan AV	NOH	1956	STD	10/30/2023	3	2	7/7	1,738	7,663	\$483,31	\$840,00
10032 Forbes AV	NOH	1956	STD	11/06/2023	3	2	52/52	1,854	7,744	\$453.07	\$840,00
10210 Valjean AV	GH	1958	STD	11/29/2022	4	2	7/7	1,998	9,080	\$428.93	\$857,00
10347 Gerald AV	GH	1961	STD	03/24/2023	3	2	8/8	1,570	8,729	\$547.77	\$860,00
10100 Sophia AV	NOH	1955	STD	04/18/2023	3	2	6/6	1,726	8,427	\$504.92	\$871,50
16909 Kinzie ST	NR	1961	STD	05/12/2023	3	2	6/6	1,780	7,427	\$494.38	\$880,00
10140 Gerald AV	GH	1959	STD	10/03/2023	3	2	63/63	1,700	6,913	\$526,47	\$895,00
16701 Tuba ST	GH	1961	STD	06/08/2023	3	3	138/260	1,823	6,901	\$493.14	\$899,00
10154 Swinton AV	GH	1963	STD	11/16/2022	3	2	13/13	1,484	7,501	\$609.84	\$905,00
16923 Labrador ST	NR	1961	STD	03/15/2023	3	2	32/32	1,780	7,594	\$516.85	\$920,00
9748 Swinton AV	NR	1956	STD	09/26/2023	3	2	9/9	1,422	7,679	\$664,56	\$945,00
16255 Hiawatha ST	GH	1960	STD	05/31/2023	3	2	6/6	1,611	9,415	\$589,70	\$950,00
16445 Lassen ST	GH	1957	STD	08/11/2023	3	2	11/11	1,736	9,309	\$547.24	\$950,00
16322 Devonshire ST	GH	1955	STD	06/12/2023	4	2	7/7	1,900	6,730	\$500.00	\$950,00
9732 Sari PL	NR	1961	STD	09/29/2023	3	2	26/26	1,780	7,674	\$539,33	\$960,00
16820 Marilla ST	NR	1963	STD	03/22/2023	3	з	27/27	2,056	8,099	\$471.30	\$969,00
16963 Citronia ST	NR	1960	STD	07/18/2023	4	2	35/35	1,714	7,698	\$565.93	\$970,00
16515 Casey ST	NOH	1961	STD	10/11/2023	2	3	63/63	1,572	7,576	\$635.50	\$999,00
10015 Whitaker AV	GH	1956	STD	09/25/2023	3	2	16/16	1,406	8,235	\$736.13	\$1,035,00
16850 Marilla ST	NR	1963	STD	08/16/2023	4	3	71/71	2,056	7,513	\$510,70	\$1,050,00
16330 Hiawatha ST	GH	1960	STD	11/06/2023	3	2	9/9	1,671	10,854	\$661,28	\$1,105,00
16846 Superior ST	NR	1963	STD	11/16/2022	4	з	19/19	2,056	7,682	\$552,04	\$1,135,00
16951 Citronia ST	NR	1960	STD	09/06/2023	4	2	6/6	1,764	7,805	\$660,43	\$1,165,00
9700 Valjean AV	NR	1958	STD	03/28/2023	3	3	9/9	1,928	8,755	\$648.34	\$1,250,00
				Maximum:	4	3	260	2,056	10,854	\$736.13	\$1,250,00
				Minimum:	2	2	0	1,406	6,730	\$323.68	\$615,00
				Average:	3	2 2	31	1,717	7,896	\$522.83	\$890,87
				Median:	3	2	12	1,709	7,681	\$513.78	\$875,75

Criteria:

Property Type is 'Residential'

Standard Status is one of 'Active', 'Act Under Contract',

'Pending'

Standard Status is 'Closed'

Contract Status Change Date is 11/08/2023 to 11/08/2022 Living Area is 1400 to 2100

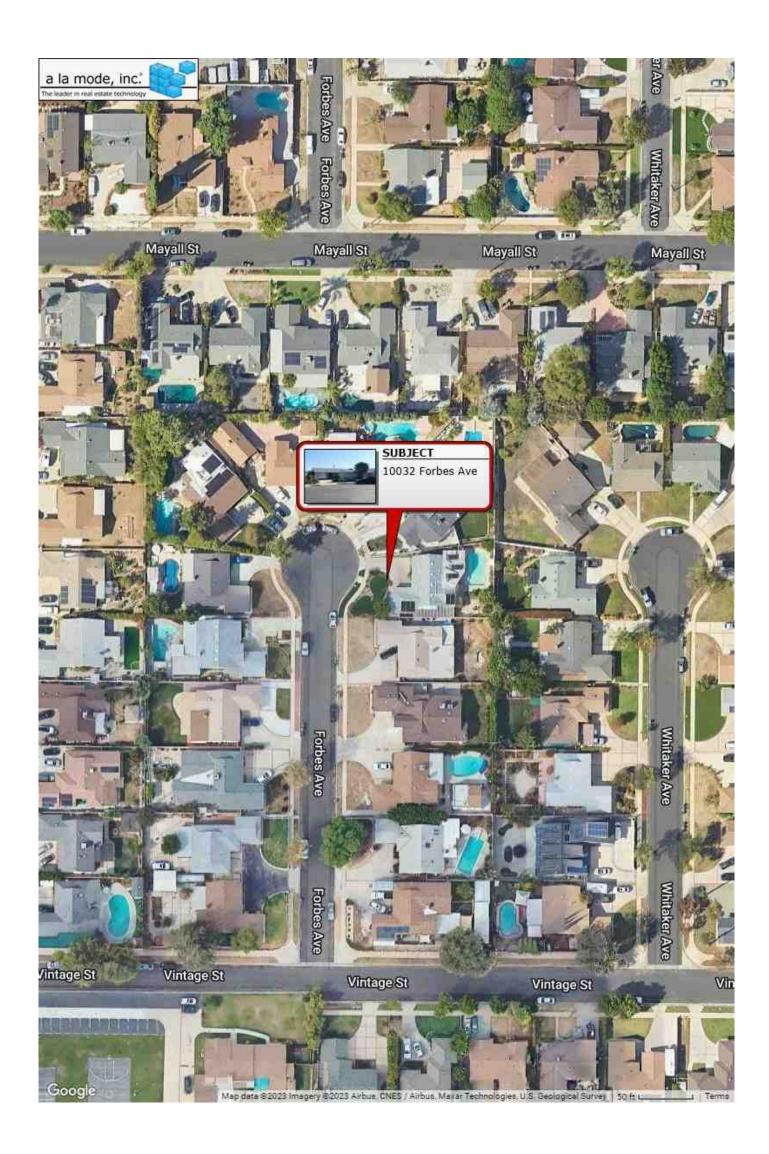
Latitude, Longitude is around 34.25, -118.49

Residential Quick CMA Page 2 of 2

Printed By Joseph Baldino CalBRE: AR001957 on 11/08/23

AERIAL PHOTO

Borrower	REDWOOD HOLDINGS			
Property Address	10032 Forbes Ave			
City	North Hills	County LOS ANGELES	State CA	Zip Code 91343-1002
Lender/Client	WEDGEWOOD INC			



Location Map

Borrower	REDWOOD HOLDINGS			
Property Address	10032 Forbes Ave			
City	North Hills	County Los Angeles	State CA	Zip Code 91343-1002
Lender/Client	WEDGEWOOD INC			

