File No. 34953288 Case No. 56264

Exterior-Only	v Inspectio	n Residential	Appraisal	Report
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_				COLION	I COIG	ential Appra	lioui					
	The purpose of this summary appraisal rep	ort is to provid	le the lender/clie									
	Property Address 4939 Scarlett Way				City	San Jos	е	S	ate CA	Zip C		111
	Borrower Redwood Holdings		Owner of Public			D CHAD E AND PIN	A-CAR	RILLO DINA	County		Santa Cla	ra
	Legal Description LOT:28 CITY:SAN	JOSE TR#:	6510 TR 6510	) LOT 28								
E.	Assessor's Parcel # 678-44-010					Tax Yea		2023			\$ 9,711	
С Ш	Neighborhood Name San Jose					eference		3-D5		sus Tra		0.01
SUBJECT			cial Assessments		0	PUD	H	OA \$	0		per year	per month
SC	Property Rights Appraised X Fee Sim			r (describe)								
	Assignment Type Purchase Transact	ion Re				cribe) Servicing(I						
	Lender/Client Wedgewood Inc					hattan Beach Bl						
	Is the subject property currently offered for			r sale in the	twelve m	onths prior to the eff	ective	date of this a	ppraisal?		Yes X No	
	Report data source(s) used, offerings price	e(s), and date(	s). ML#									
								1				<u>.                                    </u>
	I did did not analyze the contra	act for sale for	r the subject pur	chase trans	saction. Ex	kplain the results of	ine ana	alysis of the c	ontract for	sale oi	r why the analys	sis was not
С	performed.											
R	Contract Price \$ Date of	of Contract	lo th	o proporty	collor the	owner of public reco	rd2 [	Yes	No Data	Couroc	(a)	
Ł	Is there any financial assistance (loan char											s No
CONTRACT	If Yes, report the total dollar amount and d	-	-	uownpaym	6111 033131	ance, etc.) to be par	u by ai	iy party on b		DOITO		
	Note: Race and the racial composition of	of the neighb	orhood are not	appraisal	factors.							
	Neighborhood Characteristics					ng Trends		One	-Unit Hous	sing	Present Land U	se %
	Location Urban X Suburban	Rural	Property Value	s Incr	easing	Stable X	Declir	ning PRIC	Ξ	AGE	One-Unit	95 %
	Built-Up X Over 75% 25-75%	Under 25%	Demand/Suppl	y Shc	ortage	X In Balance	OverSu	upply \$ (00	0)	(yrs)	2-4 Unit	2 %
Ŷ	Growth Rapid X Stable	Slow	Marketing Time	X Und	er 3 mths	3-6 mths	Over6	mths 735	Low	1	Multi-Family	2 %
R	Neighborhood Boundaries The north bo	undary is the	Coyote Rd, Th	ne East bo	undary is	the Coyote Rd.; T	he sou	uth 2,510	High	72	Commercial	1 %
m	boundary is the Blossom Hill Rd and th	e West boun	dary is the Mor	nterey Rd.				1,250	Pred.	50	Other	%
EIGHBORHOOD	Neighborhood Description The subject p	property is loo	cated in a well e	establishe	d relative	new neighborhood	d in th	e City of Sa	n Jose; Th	ne neig	hborhood is w	ell
<b>N</b>	maintained and is close to schools, par								ral quality	and c	ondition in the	area.
~	The subject's neighborhood is located v											
	Market Conditions (including support for th	ne above conc	lusions) The n	eighborho	od trend	is decline overall fo	or the	last 12 mor	iths with	mode	rate sales rate	es.
	Dimensions 61.2 X	100	Area	- 6	6120 sf	Chana	Par	tongular	View		N;Res;	
	Dimensions 61.2 X Specific Zoning Classification	R1	Area			Shape gle Family Resid		ctangular	View		N,Res,	
	Zoning Compliance X Legal Lega											
			ing (Granulatile)	eu 03e)			SCIIDE					
	Is the highest and best use of subject prop								No	If No. d	lescribe See	
	Is the highest and best use of subject prop Comment								No	lf No, c	lescribe. See	
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TE			ved (or as proposed for the proposed of the pr	sed per plani	ns and sp	ecifications) the pres	sent us Off-site				Public	Private
SITE	Comment Utilities Public Other (describe)	erty as improv	ved (or as proposed for the proposed of the pr	ic Other	ns and sp	ecifications) the pres	sent us Off-site et As	e? X Yes			Public	Private
SITE	Comment         Utilities       Public       Other (describe)         Electricity       X	erty as improv Water Sanita es X No F	red (or as propose Publy r X ary Sewer X FEMA Flood Zon	ic Other	ns and sp (describe	ecifications) the pres	<u>off-site</u> <u>off-site</u> et As	e? X Yes Improveme phalt one	entsType		Public	
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File No. 34953288 Case No. 56264

**Exterior-Only Inspection Residential Appraisal Report** 

					ction Resid					
					he subject neighb					988,000 .
					in the past twelve				35,000 to \$	2,510,000 .
FEATURE		JECT			SALE # 1		RABLE S		COMPARABLE	
	Scarlett Wa	-			on Court			elle Drive		udo Drive
	se, CA 951	11			CA 95111			CA 95111		, CA 95111
Proximity to Subject	1		0.	.30 mil		(	0.51 mil		0.40 r	niles W
Sale Price	\$			\$	1,265,000		\$	1,550,000		\$ 1,410,000
Sale Price/Gross Liv. Area	\$ 0.00	sq. ft.		918.66 sq. ft. \$ 775.00 sq. ft. \$						
Data Source(s)					659;DOM 9			469;DOM 8		23618;DOM 6
Verification Source(s)					# 25578971	· · · ·		# 25502949		oc# 25517329
VALUE ADJUSTMENTS										+(-) \$ Adjustment
Sale or Financing									ArmLth	
Concessions			Conv;(			Conv	,	40.500	Conv;0	
Date of Sale/Time			s12/23;c1		(	001720,0		-43,500		
Location	A;Res;E		A;Res;Bs	-		N;Re		-30,000		-30,000
Leasehold/Fee Simple	Fee Si		Fee Sim			Fee Sin			Fee Simple	
Site	6120		6098 s		(			0		0
View	N;Re		N;Res			N;Re			N;Res;	
Design (Style)	DT1;R		DT1;Rar	ncn		DT2;Con	itemp	0		) ()
Quality of Construction	Q4		Q4			Q4			Q4	
Actual Age	44 C3		42 C3		(				41 C3	0
Condition				Datt		C3	Dett	0.000		
Above Grade	Total Bdrms		Total Bdrms.	Baths		Total Bdrms. 7 4			Total Bdrms. Bat	
Room Count	6 3	2.0	6 3	2.0	. 50.000	- · · ·	2.1	-4,000		
Gross Living Area	1,524	sq. ft.	. 1,377	sq. ft.	+53,000		sq. ft.	-171,500		<u>. ft.</u> -108,500
Basement & Finished	0s	I	0sf			0sf			0sf	
Rooms Below Grade	۸		A	10			<u>ac</u>		A	
Functional Utility	Avera FWA/C	_	Averag	-		Avera FWA/N	-	+3,000	Average	
Heating/Cooling			FWA/Cer					+3,000		+3,000
Energy Efficient Items Garage/Carport	Dual Pane 2ga2		Dual Pane W 2ga2dv			Dual Pane V 2gbi2d		0	Dual Pane Windo 2ga2dw	
Porch/Patio/Deck	Porch/Co		Porch/Con			Porch/Co		0	Porch/Concret	
Fireplaces	1 Firep		1 Firepla			1 Firepl			1 Fireplace	
Pool	Nor		1 Pool		-20,000				None	
Listing Price \$	Nor		1199,00		-20,000			0		
Net Adjustment (Total)	INUI	le		-	\$ 33,000	+ X		\$ -252,000	+X -	\$ -175,500
Adjusted Sale Price			Net Adj: 3%		\$ 33,000	Net Adj: -16			Net Adj: -12%	\$ -175,500
Aujusted Sale Price			-			Net Auj To			Net Auj 1270	
of Comparables			Croce Adi · 6	6%	¢ 1 208 000	Gross Adi	17%	¢ 1 208 000	Gross Adi 13%	© 1 23/ 500 I
of Comparables		le or trans	Gross Adj : 6		\$ 1,298,000	-			Gross Adj: 13%	\$ 1,234,500
	esearch the sa	lle or trans			\$ 1,298,000 t property and com	-			Gross Adj: 13%	\$ 1,234,500
	esearch the sa	le or trans				-			Gross Adj: 13%	\$ 1,234,500 
I X did did not re	7		fer history of the	e subject	t property and com	parable sales.	lf not, exp	plain		\$ 1,234,500 
I X did did not re	did not reve		fer history of the	e subject	t property and com	parable sales.	lf not, exp			\$ 1,234,500
I X did did not re My research X did Data source(s) RealQu	did not reve lest, MLS.	al any pric	fer history of the	e subject	e subject property	for the three ye	If not, exp ears prior	to the effective da	e of this appraisal.	\$ 1,234,500
I X did did not re My research X did Data source(s) RealQu My research did X	did not reve lest, MLS.	al any pric al any pric	fer history of the or sales or transfo or sales or transfo	e subject	e subject property	for the three ye	If not, exp ears prior	plain	e of this appraisal.	\$ 1,234,500 
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Another sales within la ze difference la m: \$6000/Bedro ace;7) Car stor g to 1004MC E les in the subje Cost Approach (if d ders sales of similary resident and l protected. They ns and specificatic of a hypothetical co the condition or de s for use in moi perty from at leas	for the three years for the three years is for the year property and SALE # 1 SALE #	If not, exp ears prior prior to the d compa COM base, ault at t base, ault at t of simil % of th nroom: 1 0/car.8) cation:\$1 rhood a 1,281,4 within su homes exactly s of a hyp e repairs c ot require action** efined so	to the effective date e date of sale of the rable sales (report IPARABLE SALE # Realquest 02/01/2023 no prior sale of he date :3/21/2 dar design and a e subject's lot s \$8000/Bathroor .The time adju 30000/per bene ind is typical to 504 Income Ag ubject's neighbou in the subject's neighbou	e of this appraisal. additional prior sales additional prior sales 2 COMPA 3 COMPA 3 COMPA 4 COM	a on page 3). RABLE SALE # 3 ealquest 2/01/2023 res for the last 12 #25451296 quality, ring area: Year(For age % Monthly for rr; The above \$ ch is supportive. rchased for ts have been subjecttothe sal Report is

SALES COMPARISON ANALYSIS

RECONCILIATION

ons, and app ser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is 1,280,000 01/05/2024 , which is the date of inspection and the effective date of this appraisal. \$ , as of

Freddie Mac Form 2055 March 2005

UAD Version 9/2011 Produced by ClickFORMS Software 800-622-8727

Fannie Mae Form 2055 March 2005 Page 2 of 27

File No. 34953288 Case No. 56264

## Exterior-Only Inspection Residential Appraisal Report

	Comparable selection:All the comps are arm length transactions.		
	R1=Single family Residence: the minimum lot size for single family is 5000 sqft or above, The Maximum Residential Density	= 9 1	inits ner
	acres.But for much newer single family the lot size will be smaller according to the denisty allowed(Alameda county zoning or	rdiar	ice:
	http://library.municode.com/HTML/16425/level2/TIT17ZO_CH17.08DI.html#TIT17ZO_CH17.08DI_17.08.060BUSI)		
	This appraisal was ordered in compliance with Appraisal Independence "AIR" and Mortgage Letter 2009-28.		
	No any personal property is included in this transaction.		
	Though the GLA difference of the comp2 and the sold time of the comp2 was beyond the usual guideline, as they subject's	<u>s imr</u>	nediate
	neighbor and similar to the subject in all the features, thus it is still a good comparable		
	Due to the difference of GLA, condition, style and location, the Net and GLA adjsutment of comp2 and the pre-adjusted co	ompa	arable price
-	range is beyond the usual guideline.		
S ⊢			
Z	The age ,lot size ,GLA,location adjustments were obtained by the pair analysis of the comparables in the subject's neighborh	hood	Note that
₩			
Σ	the age difference is within 35 years and the lot size difference within 10% of the subject's lot size is seen as brackted as no	) adji	usment
ō	are needed in this case.		
ပ			
		- 11 41	
Ž	All the comps are in the same or competing neighborhood (As the housing price are mainly impacted by the school's rating,		
0	comparables and the subject have the same or similar school ratings though across the major rd and/or the hwy)) within 1 m	niles	with
E	similar condition and location. Most emphasis are addressed in the two overall most similar (The least Gross and Net adjust		
Q			,
<b>ADDITIONAL COMMENTS</b>	comp1 and comp4 (40% for comp1 and comp4 respectively, 10% each for the remained sold comp).		
	Note that the subject's final market value is higher than the predominant value of the neighborhood . This is because the sub	bject	has a
	larger GLA, and a good upgraded condition. No any marketability issue noticed due to this(i.e. the DOM of housing value high		
		JUGI	
	predominant value is similar to the housing value lower than the predominant value).		
	COST APPROACH TO VALUE (not required by Fannie Mae.)		
	Provide adequate information for the lender/client to replicate your cost figures and calculations.	rsha	II & swift
	Provide adequate information for the lender/client to replicate your cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Cost estimates based on Ma		
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DACH	Provide adequate information for the lender/client to replicate your cost figures and calculations.         Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio       the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high         over total value as the demand in the neighborhood is still high.       ESTIMATED       OPINION OF SITE VALUE	o is ty h rat =\$	ypical for io of site 750,000
ROACH	Provide adequate information for the lender/client to replicate your cost figures and calculations.         Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio       the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high         over total value as the demand in the neighborhood is still high.       ESTIMATED       OPINION OF SITE VALUE	o is ty h rat	ypical for io of site
PROACH	Provide adequate information for the lender/client to replicate your cost figures and calculations.         Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio       The higher Land to improvement ratio         the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high       over total value as the demand in the neighborhood is still high.         ESTIMATED       REPRODUCTION OR       X       REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Dwelling       1,524       Sq. Ft. @ \$       360.00	o is ty h rat =\$	ypical for io of site 750,000
APPROACH	Provide adequate information for the lender/client to replicate your cost figures and calculations.         Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio       the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high         over total value as the demand in the neighborhood is still high.       ESTIMATED       REPRODUCTION OR       X       REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Dwelling       1,524       Sq. Ft. @ \$       360.00         Quality rating from cost service       Good       Effective date of cost data       Current       Bsmt       Sq. Ft. @ \$	o is ty h rati =\$ =\$	ypical for io of site 750,000 548,640
T APPROACH	Provide adequate information for the lender/client to replicate your cost figures and calculations.         Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio       the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high         over total value as the demand in the neighborhood is still high.       ESTIMATED       REPRODUCTION OR       X       REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Dwelling       1,524       Sq. Ft. @ \$       360.00         Quality rating from cost service       Good       Effective date of cost data       Current       Bsmt       Sq. Ft. @ \$         Comments on Cost Approach (gross living area calculations, depreciation, etc.)       Image: cost data data data data data data data da	o is ty h rati =\$ =\$ =\$	ypical for io of site 750,000 548,640 0
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COST	Provide adequate information for the lender/client to replicate your cost figures and calculations.         Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high over total value as the demand in the neighborhood is still high.         ESTIMATED       REPRODUCTIONOR       X REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Dwelling       1,524       Sq. Ft. @ \$         Quality rating from cost service       Good       Effective date of cost data       Current       Bsmt       Sq. Ft. @ \$         Physical depreciation is based on the subject's effective age. Cost       Garage/Carport       400       Sq. Ft. @ \$       110.00         estimates based on Marshall & swift cost reference and observed       Total Estimate of Cost-new       14,816       14,816         demand and the lack of established buildable sites. The age/life       Depreciation       296,320       0       14,816         demand and the lack of established buildable sites. The age/life       Depreciated Cost of Improvements       14,816         demand and the lack of established buildable sites. The age/life       Depreciated Value By Cost A	> is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$	ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 281,504 250,000
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COST	Provide adequate information for the lender/client to replicate your cost figures and calculations.         Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high over total value as the demand in the neighborhood is still high.         ESTIMATED       REPRODUCTIONOR       X REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Dwelling       1,524       Sq. Ft. @ \$         Quality rating from cost service       Good       Effective date of cost data       Current       Bsmt       Sq. Ft. @ \$         Physical depreciation is based on the subject's effective age. Cost       Garage/Carport       400       Sq. Ft. @ \$       110.00         estimates based on Marshall & swift cost reference and observed       Total Estimate of Cost-new       14,816       14,816         demand and the lack of established buildable sites. The age/life       Depreciation       296,320       0       14,816         demand and the lack of established buildable sites. The age/life       Depreciated Cost of Improvements       14,816         demand and the lack of established buildable sites. The age/life       Depreciated Value By Cost A	> is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$	ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 281,504 250,000
COST	Provide adequate information for the lender/client to replicate your cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Cost estimates based on Ma cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high over total value as the demand in the neighborhood is still high. ESTIMATED REPRODUCTIONOR X REPLACEMENT COST NEW OPINION OF SITE VALUE Source of cost data Marshall & swift cost reference Dwelling 1,524 Sq. Ft. @ \$ 360.00 Quality rating from cost service Good Effective date of cost data Current Comments on Cost Approach (gross living area calculations, depreciation, etc.) Physical depreciation is based on the subject's effective age. Cost Garage/Carport 400 Sq. Ft. @ \$ 110.00 estimates based on Marshall & swift cost reference and observed Total Estimate of Cost-new typical cost. Land value arrived at by abstraction method. Land to Less Physical 50 Functional 0 External 5 improvement ratio is typical for the area due to high locational Depreciation 296,320 0 14,816 demand and the lack of established buildable sites. The age/life Depreciated Cost of Improvements method is used to calculate physical depreciation. No functional Tas-is" Value of Site Improvements Desolescence or major deferred maintenance noted. Estimated Monthly Market Rent \$ X Gross Multiplier = \$ Indicated Value By Cost Approach Summary of Income (including support for market rent and GRM)	> is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$	ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 281,504 250,000
COST	Provide adequate information for the lender/client to replicate your cost figures and calculations.         Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratic the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high over total value as the demand in the neighborhood is still high.         ESTIMATED       REPRODUCTIONOR       X REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Dwelling       1,524       Sq. Ft. @ \$       360.00         Quality rating from cost service       Good       Effective date of cost data       Current       Bsmt       Sq. Ft. @ \$       110.00         Physical depreciation is based on the subject's effective age. Cost       Garage/Carport       400       Sq. Ft. @ \$       110.00         estimates based on Marshall & swift cost reference and observed       Total Estimate of Cost-new       149.16       149.16         typical cost. Land value arrived at by abstraction method. Land to       Less       Physical 50       Functional 0       External 5         improvement ratio is typical for the area due to high locational       Depreciation cost of Improvements       14.816         demand and the	> is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$	ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 ) 281,504 250,000
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COST	Provide adequate information for the lender/client to replicate your cost figures and calculations.       Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio       the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high         over total value as the demand in the neighborhood is still high.       ESTIMATED       REPRODUCTIONOR       X REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Dwelling       1,524       Sq. Ft. @ \$       360.00         Quality rating from cost service       Good       Effective date of cost data       Current       Bsmt       Sq. Ft. @ \$       110.00         Physical depreciation is based on the subject's effective age. Cost       Garage/Carport       400       Sq. Ft. @ \$       110.00         estimates based on Marshall & swift cost reference       and to be lack of established buildable sites. The age/life       Depreciation       296,320       0       14,816         demand and the lack of established buildable sites. The age/life       Depreciated Cost of Improvements	> is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$	ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 ) 281,504 250,000
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INCOME COST	Provide adequate information for the lender/client to replicate your cost figures and calculations.         Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio       the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high         cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio       the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high         over total value as the demand in the neighborhood is still high.       ESTIMATED       REPRODUCTIONOR       X REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Dwelling       1,524       Sq. Ft. @ \$       360.00         Quality rating from cost service       Good       Effective date of cost data       Current       Bsmt       Sq. Ft. @ \$       110.00         estimates based on Marshall & swift cost reference and observed       Total Estimate of Cost-new       typical cost. Land value arrived at by abstraction method. Land to       Less       Physical 50       Functional 0       External 5         improvement ratio is typical for the area due to high locational       Depreciation       296,320 </td <td>&gt; is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$</td> <td>ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 ) 281,504 250,000</td>	> is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$	ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 ) 281,504 250,000
INCOME COST	Provide adequate information for the lender/client to replicate your cost figures and calculations.       Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio       the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high         over total value as the demand in the neighborhood is still high.       ESTIMATED       REPRODUCTIONOR       X REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Dwelling       1,524       Sq. Ft. @ \$       360.00         Quality rating from cost service       Good       Effective date of cost data       Current       Bsmt       Sq. Ft. @ \$       110.00         estimates based on Marshall & swift cost reference and observed       Total Estimate of Cost-new       typical cost. Land value arrived at by abstraction method. Land to       Less       Physical 50       Functional 0       External 5         improvement ratio is typical for the area due to high locational       Depreciation 296,320       0       14,816         demand and the lack of established buildable sites. The age/life	> is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$	ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 ) 281,504 250,000
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INCOME COST	Provide adequate information for the lender/client to replicate your cost figures and calculations.         Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratic       Improvement ratic         the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high       Improvement ratic         ESTIMATED       REPRODUCTIONOR       REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Dwelling       1,524       Sq. Ft. @ \$         Comments on Cost Approach (gross living area calculations, depreciation, etc.)       Physical depreciation is based on the subject's effective age. Cost       Garage/Carport       400       Sq. Ft. @ \$       110.00         estimates based on Marshall & swift cost reference and observed       Total Estimate of Cost-new       typical cost. Land value arrived at by abstraction method. Land to       Less       Physical 50       Functional 0       External 5         improvement ratio is typical for the area due to high locational       Depreciated Cost of improvements       0       14,816         demand and the lack of established buildable sites. The age/life       Depreciated Cost Approach       14,816         demand and the lac	> is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$	ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 ) 281,504 250,000
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INCOME COST	Provide adequate information for the lender/client to replicate your cost figures and calculations.       Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratic the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high over total value as the demand in the neighborhood is still high.         ESTIMATED       REPRODUCTIONOR       X REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Dwelling       1,524       Sq. Ft. @ \$       360.00         Quality rating from cost service       Good       Effective date of cost data       Current       Bsmt       Sq. Ft. @ \$       110.00         Physical depreciation is based on the subject's effective age. Cost       Garage/Carport       400       Sq. Ft. @ \$       110.00         estimates based on Marshall & swift cost reference and observed       Total Estimate of Cost-new       Total Estimate of Cost-new       Total Estimate of Cost-new       Total Estimate of Cost-new       So functional       External 5       Indicated Value arrived at by abstraction method. Land to       Less       Physical 50       Functional 0       External 5         improvement ratio is typical for the area due to high locational       Depreciated Cost of Improvements       D	> is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$	ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 ) 281,504 250,000
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INCOME COST	Provide adequate information for the lender/client to replicate your cost figures and calculations.       Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratic the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high over total value as the demand in the neighborhood is still high.         ESTIMATED       REPRODUCTIONOR       X REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Dwelling       1,524       Sq. Ft. @ \$       360.00         Quality rating from cost service       Good       Effective date of cost data       Current       Bsmt       Sq. Ft. @ \$       110.00         Physical depreciation is based on the subject's effective age. Cost       Garage/Carport       400       Sq. Ft. @ \$       110.00         estimates based on Marshall & swift cost reference and observed       Total Estimate of Cost-new       Total Estimate of Cost-new       Total Estimate of Cost-new       Total Estimate of Cost-new       So functional       External 5       Indicated Value arrived at by abstraction method. Land to       Less       Physical 50       Functional 0       External 5         improvement ratio is typical for the area due to high locational       Depreciated Cost of Improvements       D	> is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$	ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 281,504 250,000
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INCOME COST	Provide adequate information for the lender/client to replicate your cost figures and calculations.       Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratic the area due to high locational demand and the lack of established buildable sites. No any marketability issue due to this high over total value as the demand in the neighborhood is still high.         ESTIMATED       REPRODUCTIONOR       X REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Dwelling       1,524       Sq. Ft. @ \$       360.00         Quality rating from cost service       Good       Effective date of cost data       Current       Bsmt       Sq. Ft. @ \$       110.00         Physical depreciation is based on the subject's effective age. Cost       Garage/Carport       400       Sq. Ft. @ \$       110.00         estimates based on Marshall & swift cost reference and observed       Total Estimate of Cost-new       Total Estimate of Cost-new       Total Estimate of Cost-new       Total Estimate of Cost-new       So functional       External 5       Indicated Value arrived at by abstraction method. Land to       Less       Physical 50       Functional 0       External 5         improvement ratio is typical for the area due to high locational       Depreciated Cost of Improvements       D	> is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$	ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 281,504 250,000
INCOME COST	Provide adequate information for the lender/client to replicate your cost figures and calculations.       Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratic       The reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratic         ESTIMATED       REPRODUCTIONOR       X REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Duelling       1,524       Sq. Pt. @ \$       360.00         Quality rating from cost service       Good       Effective date of cost data       Current       Bsmt       Sq. Pt. @ \$       110.00         estimates based on Marshall & swift cost reference       Duelling       1,524       Sq. Pt. @ \$       110.00         estimates based on Marshall & swift cost reference and observed       Total Estimate of Cost-new       Total States       110.00       External 5         improvement ratic is typical for the area due to high locational       Depreciation       296,320       0       14,816         demand and the lack of established buildable sites. The age/life       Depreciated Cost of Improvements       External 5       Improvement site value of Site Improvements         method is used to calculate ph	> is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$	ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 281,504 250,000
INCOME	Provide adequate information for the lender/client to replicate your cost figures and calculations.       Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratic       The reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratic         ESTIMATED       REPRODUCTIONOR       X REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Duelling       1,524       Sq. Pt. @ \$       360.00         Quality rating from cost service       Good       Effective date of cost data       Current       Bsmt       Sq. Pt. @ \$       110.00         estimates based on Marshall & swift cost reference       Duelling       1,524       Sq. Pt. @ \$       110.00         estimates based on Marshall & swift cost reference and observed       Total Estimate of Cost-new       Total States       110.00       External 5         improvement ratic is typical for the area due to high locational       Depreciation       296,320       0       14,816         demand and the lack of established buildable sites. The age/life       Depreciated Cost of Improvements       External 5       Improvement site value of Site Improvements         method is used to calculate ph	> is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$	ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 ) 281,504 250,000
PUD INFORMATION INCOME COST APPROACH	Provide adequate information for the lender/client to replicate your cost figures and calculations.       Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)       Cost estimates based on Ma         cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratic       The reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratic         ESTIMATED       REPRODUCTIONOR       X REPLACEMENT COST NEW       OPINION OF SITE VALUE         Source of cost data       Marshall & swift cost reference       Duelling       1,524       Sq. Pt. @ \$       360.00         Quality rating from cost service       Good       Effective date of cost data       Current       Bsmt       Sq. Pt. @ \$       110.00         estimates based on Marshall & swift cost reference       Duelling       1,524       Sq. Pt. @ \$       110.00         estimates based on Marshall & swift cost reference and observed       Total Estimate of Cost-new       Total States       110.00       External 5         improvement ratic is typical for the area due to high locational       Depreciation       296,320       0       14,816         demand and the lack of established buildable sites. The age/life       Depreciated Cost of Improvements       External 5       Improvement site value of Site Improvements         method is used to calculate ph	> is t h rat =\$ =\$ =\$ =\$ =\$ =\$ ( =\$ =\$ =\$	ypical for io of site 750,000 548,640 0 44,000 592,640 311,136 281,504 250,000

Freddie Mac Form 2055 March 2005

	В	luebay Appraisa	l Inc.							
File No. 34953288 Market Conditions Addendum to the Appraisal Report Case No. 56264										
Market Col	nditions Add	endum to th	e Appraisal I	Rep	ort Cas	e No	o. 56264			
The purpose of this addendum is to provide the lender	client with a clear and	d accurate understar	iding of the market trei	nds an	d conditions p	reva	lent in the s	ubjec	t	
neighborhood. This is a required addendum for all app	oraisal reports with an	effective date on or a	after April 1, 2009.							
Property Address 4939 Scarlet	t Way	City	San Jose	Sta	ate CA		ZIP Code		95111	
Borrower Redwood Holdings LLC										
Instructions: The appraiser must use the information									• •	
housing trends and overall market conditions as repor	-									
it is available and reliable and must provide analysis a										
explanation. It is recognized that not all data sources	will be able to provide	data for the shaded	areas below; if it is ava	ilable,	however, the	appr	aiser must i	nclud	e that data	
in the analysis. If data sources provide all the required		-					-		-	
average. Sales and listings must be properties that co	mpete with the subjec	t property, determine	ed by applying the crite	eria tha	t would be use	ed by	a prospect	ive bı	uyer of the	
subject property. The appraiser must explain any ano			ets, new construction,	foreclo	sures, etc.					
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months			veral	I Trend			
Total # of Comparable Sales (Settled)	100	59	38		Increasing		Stable	X	Declining	
Absorption Rate (Total Sales/Months)	16.67	19.67	12.67		Increasing		Stable	X	Declining	
Total # of Comparable Active Listings	0	2	24		Declining		Stable	X	Increasing	
Months of Housing Supply (Total Listings/Ab. Rate)	0.00	0.10	1.89		Declining		Stable	X	Increasing	
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		0	veral	I Trend			
Median Comparable Sales Price	1,245,000.00	1,255,000.00	1,185,000.00		Increasing		Stable	X	Declining	
Median Comparable Sales Days on Market	8	8	15		Declining		Stable	X	Increasing	
Median Comparable List Price	N/A	1,244,444.00	1,172,500.00		Increasing		Stable	X	Declining	
Median Comparable Listings Days on Market	N/A	56	16	X	Declining		Stable		Increasing	
Median Sale Price as % of List Price	104.00	107.00	102.00		Increasing	X	Stable		Declining	
Seller-(developer, builder, etc,) paid financial assistan	ce prevalent?	Yes X	No		Declining	X	Stable		Increasing	
Explain in detail seller concessions trends for the past	12 months (e.g. selle	r contributions increa	used from 3% to 5%, in	icreasi	ng use of buy	dowr	ns, closing c	osts		
condo fees, options, etc.)										
The concession were not seen as often as b										
in the current market, this is especilly true fo	r the recent 6 mor	oths, the multiple	offers are compet	ing fo	or the house	es in	the neigh	nbor	hood and	
the broad bay area.										
		_								
Are foreclosure sales (REO sales) a factor in the mark			ain (including the trend							
No, as there is only few distressed properti				omps	and none	of 2	6 active/p	end	ing	
comps within last 12 months are distressed	sales), the prices v	will NOT be affect	ted.							
Cite data sources for above information.										
MLS Database:Bayeast( www.maxmls.net) a	and Realquest(Co	relogic:www.real	quest.com)							
Summarize the above information as support for your		•						natior	n, 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. Overall the market in the subject's neighborhood is decline overall for the the last 12 months (Comparing the medium price of most recent 3 months data to the previous 7-12 months data and the monthly time adjustment rate will be (1185/1245-1)/12\*100=-0.4% or the contract date difference more than 3 months.

As there is no any active/pending comparables in the previous 7-12 months, thus I entered 'N/A' in the above table.

**MARKET RESEARCH & ANALYSIS** 

Fr

_	If the subject is a unit in a condominium or cooperativ	e project, complete the	e following:	Project Name:						
	Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		0	/eral	I Trend		
	Total # of Comparable Sales (Settled)					Increasing		Stable		Declining
	Absorption Rate (Total Sales/Months)					Increasing		Stable		Declining
	Total # of Active Comparable Listings					Declining		Stable		Increasing
	Months of Unit Supply (Total Listings/Ab. Rate)					Declining		Stable		Increasing
လ	Are foreclosures sales (REO sales) a factor in the pro	ject? Yes	No If yes, ind	licate the number of RE	EO list	ings and expla	in th	e trends in l	isting	s and sales
ដ្ឋ	of foreclosed properties.									
2										
H										
CONDO/CO.OP PROJECTS										
20										
8										
NO.										
0	Our and a data at the second s		d							
	Summarize the above trends and address the impact	on the subject unit and	a project.							
	l a	т. П								
	Signature		Signature							
н	TWORN	-								
APPRAISER	Appraiser Name Huibin		Supervisor							
РРК	Company Name Bluebay App		Company I							
A	Company Address 41041 Trimboli Way #149									
	State License/Certification # AR030132			nse/Certification #					Sta	te
Cas -	Email Address appraiserIan@	•	Email Addr		20.07	707 Famile M			<u>- M-</u>	
red	die Mac Form 71 March 2009 UAD Versie			IS Software 800-6	<u>د</u> ۲-۵۱	∠ı Fannie M		orm 1004100		rcn 2009 27

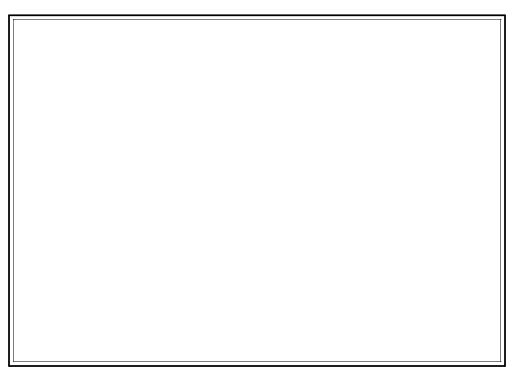
### Bluebay Appraisal Inc. SUBJECT PHOTO ADDENDUM

File No. 34953288 Case No. 56264

Borrower Redwood Holdings LLC						
Property Address 4939 Scarlett W	ау					
City San Jose	County	Santa Clara	State	CA	Zip Code	95111
Lender/Client Wedgewood Inc		Address	2015 Manhattan B	each Blvd Suite 10	00, Redondo Beach, 0	CA 90278



FRONT OF SUBJECT PROPERTY 4939 Scarlett Way San Jose, CA 95111



REAR OF SUBJECT PROPERTY



STREET SCENE

#### Bluebay Appraisal Inc. EXTRA COMPARABLES 4-5-6

File No. 34953288 Case No. 56264

Borrower Redwood Holdings LLC

Property Addre	ss 4939 Scarle	ett Way					
City	San Jose	County	Santa Clara	State	CA	Zip Code	95111
Lender/Client		Wedgewood Inc	Address	2015 Manhattan Bea	ach Blvd Suite	100, Redondo Beac	h, CA 90278

	0/17					- " 4									
FEATURE		JECT		RABLE			(	COMPAF	RABLE S	SALE#5		OMPAR	ABLE SA	<u>\LE #</u>	6
	Scarlett W	•		) Rahw	-										
	se, CA 95	111		Jose, C											
Proximity to Subject	•		0	.53 mile					•				•		
Sale Price	\$			\$		,300,000	•		\$		•		\$		
Sale Price/Gross Liv. Area	\$ 0.0	D sq. ft.			<u>q. ft.</u>		\$		S	q. ft.	\$		S	q. ft.	
Data Source(s)						;DOM 6									
Verification Source(s)						5550704									
VALUE ADJUSTMENTS	DESCF	IPTION	DESCRIP		+(-	) \$ Adjustment	DE	SCRIPT	ION	+(-) \$ Adjustment	DE	SCRIPT	ION	+(-) \$ Adji	ustment
Sale or Financing			ArmLt											<u> </u>	
Concessions			Conv;											ļ	
Date of Sale/Time			s10/23;c1			0								ļ	
Location	A;Res		A;Res;Co			0								<b> </b>	
Leasehold/Fee Simple		Simple	Fee Sin											<b> </b>	
Site		0 sf	8243			-21,000								<b> </b>	
View		les;	N;Res											<b> </b>	
Design (Style)		Ranch	DT1;Ra	nch										<b> </b>	
Quality of Construction		4	Q4											<b> </b>	
Actual Age		4	48			0								<b> </b>	
Condition		3	C3					· · ·						<b> </b>	
Above Grade	Total Bdrr		Total Bdrms.	Baths			Total	Bdrms.	Baths		Total	Bdrms.	Baths	<b> </b>	
Room Count	6 3	-	6 3	2.0											
Gross Living Area	1,524	sq. ft.	1,512	sq. ft.		0			sq. ft.				sq. ft.		
Basement & Finished	0	sf	0sf												
Rooms Below Grade														L	
Functional Utility	Ave	rage	Avera	ge										L	
Heating/Cooling	FWA/0	Central	FWA/Ce	ntral											
Energy Efficient Items	Dual Pan	e Window	Dual Pane V	Vindow											
Garage/Carport	2ga	2dw	2ga2d	w											
Porch/Patio/Deck	Porch/C	oncrete	Porch/Cor	ncrete											
Fireplaces	1 Fire	place	1 Firepl	ace											
Pool	No	ne	None	e											
Listing Price \$	No	ne	10980	00		0									
Net Adjustment (Total)			+ X	] -	\$	-21,000		+	-	\$		+ .		\$	
Adjusted Sale Price			Net Adj: -2%	6			Net A	dj: 0%			Net A	dj: 0%			
of Comparables			Gross Adj :	2%	\$	1,279,000	Gros	s Adj: 0	)%	\$	Gross	s Adj: (	)%	\$	
Report the results of the r	esearch and	analysis of	the prior sale of	or transfe	r his	tory of the sub	ect pro	operty an	d compa	arable sales					
ITEM		SU	BJECT	(	CON	IPARABLE SA	LE #	4	COMP	ARABLE SALE #	5	CON	IPARABL	E SALE #	6
Date of Prior Sale/Transfe	r	06/2	21/2023												
Price of Prior Sale/Transfe	er		\$0												
Data Source(s)		DOC#	25490450			Realques	st								
Effective Date of Data Sou	urce(s)	02/0	1/2023			02/01/202	23								
Analysis of prior sale or tra	ansfer histor	y of the sub	ject property ar	nd compa	irabl	e sales Sea	rch th	e datat	base,	no prior sale of	the c	ompara	ables fo	or the las	st 12
months.															
Summary of Sales Compa	arison Appro	ach All	Comps are	closed	l sa	ales within l	ast 7	mont	hs of s	similar design	and a	age, ai	nd simi	lar qual	ity,
condition and appe															
Adjustments are ma															
area: \$360/SF(For															:
\$700/Year(For age														e time	
adjustment uses -0	.4% Mon	thly for th	ne contract	date di	ffei	rence more	thar	n 3 mc	onths	according to	1004	MC D	ata ,		

9).Location:\$30000/per benefit/Adverse Factor; The above adjustment are obtained by paired analysis of the comparables in the subject's neighborhood and is typical to the area.

56264

Case No.

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.

Exterior-Only Inspection Residential Appraisal Report

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report

### 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.

## Exterior-Only Inspection Residential Appraisal Report Case No. 56264

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.

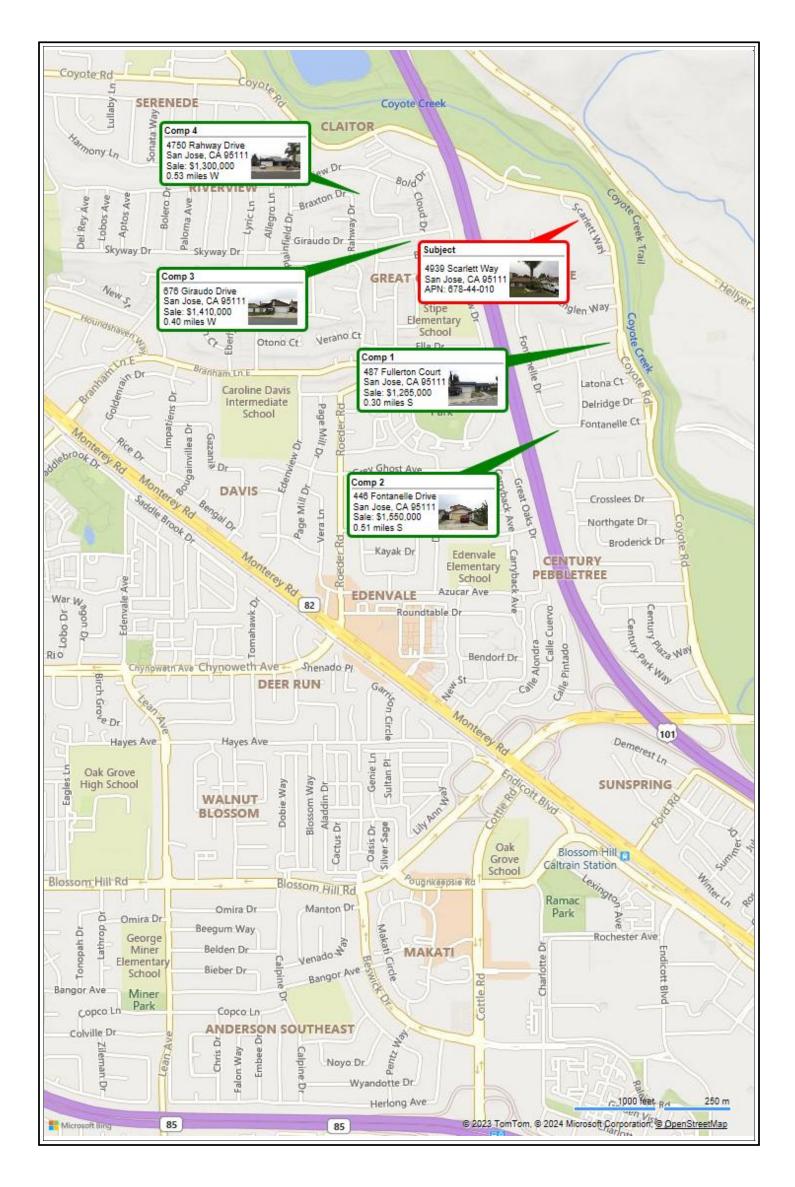
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation 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.

A	
APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Huibin Lan	Name
Company Name Bluebay Appraisal Inc.	Company Name
Company Address 41041 Trimboli Way #1492	Company Address
Fremont, CA 94538	
Telephone Number <u>5106736733</u>	Telephone Number
Email Address appraiserlan@yahoo.com	Email Address
Date of Signature and Report <u>01/05/2024</u>	Date of Signature
Effective Date of Appraisal 01/05/2024	State Certification #
State Certification # AR030132	or State License #
or State License #	State Expiration Date of Certification or License
or Other (describe) State #	Expiration Date of Certification or License
State <u>CA</u>	
Expiration Date of Certification or License 02/18/2025	
	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	
4939 Scarlett Way	Did not inspect exterior of subject property
San Jose, CA 95111	Did inspect exterior of subject property from street
	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$1,280,000	
LENDER/CLIENT	
Name <u>Clear Capital</u>	COMPARABLE SALES
Company Name Wedgewood Inc	
Company Address 2015 Manhattan Beach Blvd Suite 100	Did not inspect exterior of comparable sales from street
Redondo Beach, CA 90278	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection
Freddie Mac Form 2055 March 2005	Fannie Mae Form 2055 March 2005

UAD Version 9/2011 Produced by ClickFORMS Software 800-622-8727 Page 9 of 27

File No. 34953288 Case No. 56264

Borrower Redwood Holding	gs LLC					
Property Address 4939 Sca	arlett Way					
City San Jose	County	Santa Clara	State	CA	Zip Code	95111
Lender/Client Wedgewood Ir	าด	Address	2015 Manhattan Bea	ch Blvd Suite 10	0. Redondo Beac	h. CA 90278



### Bluebay Appraisal Inc. **PLAT MAP**

Borrower Redwood Holdings L	LC					
Property Address 4939 Scarlet	tt Way					
<sub>City</sub> San Jose	County	Santa Clara	State	CA	Zip Code	95111
Lender/Client Wedgewood Inc		Address	2015 Manhattan E	Beach Blvd Suite	e 100, Redondo Be	each, CA 90278



## Bluebay Appraisal Inc. **COMPARABLES 1-2-3**

File No. 34953288 Case No. 56264

Borrower Redwood Holdings	LLC					
Property Address 4939 Scarle	tt Way					
City San Jose	County	Santa Clara	State	CA	Zip Code	95111
Lender/Client Wedgewood Inc		Address	2015 Manhattan	Beach Blvd Suite	e 100, Redondo Be	each, CA 90278



COMPARABLE SALE # 1 487 Fullerton Court San Jose, CA 95111

**COMPARABLE SALE #** 2 446 Fontanelle Drive San Jose, CA 95111





COMPARABLE SALE # 3 676 Giraudo Drive San Jose, CA 95111

### Bluebay Appraisal Inc. COMPARABLES 4-5-6

File No. 34953288 Case No. 56264

Borrower Redwood Holdings LLC						
Property Address 4939 Scarlett V	Vay					
<u>City</u> San Jose	County	Santa Clara	State	CA	Zip Code	95111
Lender/Client Wedgewood Inc		Address	2015 Manhattan I	Beach Blvd Suit	e 100, Redondo Be	ach, CA 90278



COMPARABLE SALE #44750 Rahway DriveSan Jose, CA 95111

COMPARABLE SALE # 5

COMPARABLE SALE #

6

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### License

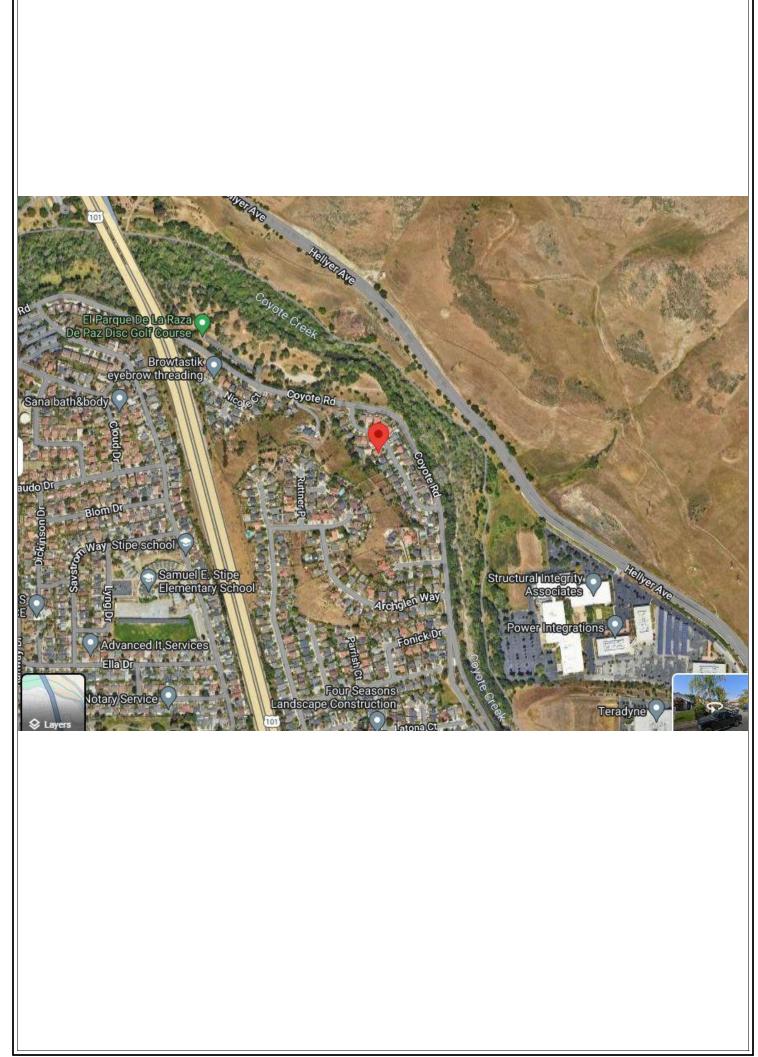
3067248 THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHANLINK"	Loretta Dillon, Deputy Bureau Chief, BREA	Effective Date: February 19, 2023 Date Expires: February 18, 2025	BREA APPRAISER IDENTIFICATION NUMBER: AR 030132	This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.	"Certified Residential Real Estate Appraiser"	has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:	Huibin M. Lan	Business, Consumer Services & Housing Agency BUREAU OF REAL ESTATE APPRAISERS REAL ESTATE APPRAISER LICENSE	

Insurance

	dwood Holdings LLC				
City San Jose	ess 4939 Scarlett Way	County	Santa Clara	State CA Zip Code	95111
	Wedgewood Inc	County		n Beach Blvd Suite 100, Redondo Beac	
	GREATAME INSURAN 301 E. Fourth Street, Cincin	NCE GROUP innati, OH 45202	RE	DECLARATIONS for EAL ESTATE APPRAISERS DMISSIONS INSURANCE POLIC	
	THIS POLICY APP	PLIES TO THOSE CL	ADE AND REFORTED INS AIMS THAT ARE FIRST MADE O THE COMPANY DURING TH	E AGAINST THE INSURED	
			below: (A capital stock corporation		
	Great American As	ssurance Company			
	Note: The Insurance Co		shall herein be referred to as the Cor	mpany.	
	Policy Number:	RAP3367375-23	Re	enewal of: RAP3367375-22	
	Program Admini		rt H. Landy Insurance Agency Inc. iver Ridge Drive, Suite 301 Norwo		_
	Item 1. Named Insured	l: Huibin Lan			-
	Item 2. Address:	41526 Carm			
	City, State, Zip C				
	Item 3. Policy Period: (Both	(Month, Day, Year		med Insured as stated in Item 2.)	
	Item 4. Limits of Liabi	ility:			
1	A. \$ 500,00		it of Liability – Each Claim		
	B. \$ 500,00		ses Limit of Liability – Each Claim		
	C. \$ 1,000,0		it of Liability – Policy Aggregate		
	D. \$		ses Limit of Liability – Policy Aggre	gate	
	Item 5. <b>Deductible</b> (Inc		ses):		
	A. \$ 500	Each Claim			
1	B. \$ <b>1,000</b>	Aggregate			
	Item 6. <b>Premium</b> : \$	835.00	9/08/2006		
	Item 7. Retroactive Dat	· · ·			
		5) D42300 CA (10/13) 3) D42408 (05/13) D4		Kerey a magnicon	
	D42101 (03/15)			Page 1 of 1	

Aerial Map

Borrower Redwood Holdings LLC						
Property Address 4939 Scarlett Way						
City San Jose	County	Santa Clara	State	CA	Zip Code	95111
Lender/Client Wedgewood Inc		Address 2015 Manhattan I	Beach Blvd S	uite 100	, Redondo Bea	ch, CA 90278



#### UNIFORM APPRAISAL DATASET (UAD) Property Condition and Quality Rating Definitions

File No. 34953288 Case No. 56264

### **Requirements - Condition and Quality Ratings Usage**

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

#### **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 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. It's 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 are 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.

#### UNIFORM APPRAISAL DATASET (UAD) Property Condition and Quality Rating Definitions

File No. 34953288 Case No. 56264

#### **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 exceptionally high quality.

#### Q2

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

#### Q3

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

#### Q4

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

#### Q5

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

#### Q6

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

#### Requirements - 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 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) Property Description Abbreviations Used in This Report

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

File No. 34953288 Case No. 56264

Borrower Redwood Holdings LLC

Property Address 4939 Scarlett Wa	ау					
City San Jose	County	Santa Clara	State	CA	Zip Code	95111
Lender/Client Wedgewood Inc		Address 2015 M	anhattan Beach	Blvd Suite 100	), Redondo Bea	ch, CA 90278

The appraiser's competency for completing work order assignments within the subject's market area:

The appraiser is very familiar with the market area of the subject, approximate about 300 of appraisals completed in this market, there is about 10 miles that the appraiser traveled to the subject. The appraisaler has about 10 years of field work experience and has access to the MLS data of the subject's neighborhood. The appraiser reside in the neighbor county of Alameda county.

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

HIGHEST AND BEST USE OF THE SUBJECT: The subject has typical lot size, GLA, style ,construction quality and similar condition as a single family house( physically possible) and conform to the neighborhood with almost all the similar single family houses(The reasonable,probable and Legal use of the lot as the the single family home zoning of the neighborhood-----Legally allowable), the single family house demand is still high in all the bay area and the subject's neighborhood(financially feasible and Maximu Productive), thus its current use is in its highest and best use.

The Coronavirus (COVID-19) outbreak has had a significant impact on local, national and global economies. Financial markets worldwide are experiencing unprecedented volatility. In some areas of the United States, there are current Shelter-in-Place orders and other restrictions on daily activities. These events are likely to impact real estate values in the short term but, as of the date of this appraisal, there is not enough data to substantiate that position. I have researched all available local sources and, as of this date, I have not found any data suggesting that significant changes in local real estate market have occurred. The market data presented in this appraisal report is considered the most recent and relevant available and the resulting analysis best reflects market conditions as of the effective date of appraisal.

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 on behalf of the lender has influenced or attempted toinfluence 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 thereport), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report anyunauthorized contacts either personally by phone or electronically to the Clear Capital.

File No. 34953288 Case No. 56264

Borrower Redwood Holdings LLC				
Property Address 4939 Scarlett Way				
City San Jose	County	Santa Clara	State	CA
Lender/Client Wedgewood Inc		Address 2015 N	lanhattan Beach	n Blvd Suit

Property Address	4939 Scarlett Way						
City San Jose		County	Santa Clara	State	CA	Zip Code	95111
_ender/Client W	edgewood Inc		Address 2015 Manh	nattan Beach Blv	d Suite 100, F	Redondo Beach	, CA 90278

Street Address (Full)	Sale Price	Sq Ft Total
487 Fullerton CT	1265000	1377
4944 Rice DR	1340000	1789
640 Blom DR	980000	1192
5322 Carryback AVE	1065000	1742
4183 Ambler WAY	965000	1246
107 Southview CT	1161500	1355
5242 Country Forge LN	1200000	1593
220 FRAGRANT HARBOR COURT	1190000	1644
4946 Fontanelle PL	1765000	1813
109 Lime Blossom CT	1277500	1760
5415 Manderston DR	1950000	2094
4680 Park Arcadia Drive	1500000	2124
4173 Ridgebrook WAY	1200000	1220
289 Bangor AVE	1265000	1546
4642 Paloma AVE	1240000	1363
4313 Monet PL	1310000	1442
198 Blossom Hill RD	900000	1546
3952 Ezie ST	965000	1308
310 Otono CT	1100000	1768
103 Springhaven CT	1210000	1446
707 River View DR	1105000	1287
5117 Pharlap AVE	1110000	1444
4189 Kingspark DR	1500000	1793
224 Belden DR	1285000	1797
3711 Corkerhill WAY	1350000	1330
5463 Century Park Way	1115000	1400
692 Jennings DR	1180000	1992
382 War Admiral AVE	1050000	1521
5389 Armonk CT	1175000	1546
4089 San Ysidro WAY	1050000	1123
4216 Arpeggio AVE	1456555	1581
6123 Sunstone DR	1455000	1906
335 Grey Ghost AVE	1058888	1719
1295 Medley CT	1020000	1799
5079 Ella CT	950000	1125
5364 Federation CT	1175000	1501
13080 Haga DR	1057000	1410
218 Copco LN	1340000	1400
4750 Rahway DR	1300000	1512
4590 Bolero DR	1110000	1137
3318 Lantern WAY	1080000	1742
137 Brice CT	1255000	1732
135 Ash Grove CT	1336000	1827
4520 Bolero DR	1050000	1137
4654 Ventura AVE	1300000	1458
4255 Senter RD	915000	1123
5368 Beech Grove CT	1100000	1155
362 Bangor AVE	1450000	1668
4644 Mia CIR	1422000	
1817 Loch Ness WAY	1055000	
1187 Brandybuck WAY	1435000	
588 Via Primavera CT	1270000	

File No. 34953288 Case No. 56264

### Borrower Redwood Holdings LLC Property Address 4939 Scarlett Way

City San Jos	se	County	Santa Cla		State	CA	Zip Code	95111
Lender/Client	Wedgewood Inc		Address	2015 Manh	attan Beach	Blvd Suite 100,	Redondo Beac	h, CA 90278
327 Or	ick CT	1	L400000	1360				
1158 0	)akview RD	1	L050000	1074				
4840 P	oston DR	1	L410000	1732				
376 Cc	lville DR	1	L410000	2128				
1782 E	aglehurst DR	1	1366800	1380				
152 Sa	nta Rosa DR		960000	1123				
500 Sa	vstrom WAY	1	L185000	1452				
381 Sk	yway DR	1	1521000	2084				
205 Be	egum WAY	1	1270000	1546				
5888 L	ean WAY	1	1250000	1830				
4581 R	otherhaven WAY	1	1260000	1372				
5425 F	raschini CIR	1	1282000	1123				
3887 F	legaby Place CT	1	1350000	1355				
5828 K	illarney CIR	1	1998000	1875				
354 Av	enida Del Roble	1	1250000	1283				
3193 B	ourgeois WAY	1	1152000	1176				
1542 N	/leadow Glen CT	1	L400000	1936				
4642 P	aloma AVE		900000	1363				
5360 H	lansell DR	1	L370000	1399				
1192 0	)akview RD	1	L150000	1196				
4176 K	ingspark DR	1	L400000	1442				
4664 B	olero DR	1	L150000	1363				
5525 S	unspring CIR	1	1250000	1469				
3869 K	auai DR		890000	1200				
5449 N	/layland AVE	1	L100000	1105				
4770 P	lainfield DR	1	1202000	1287				
5341 R	oxburghe CT	2	2050000	2094				
4692 N	/lia CIR	1	L405000	1442				
4303 S	enter RD		970000	1308				
3876 n	naui dr		880000	1680				
3876 N	/laui Dr.		880000	1680				
4965 E	berly DR	1	L310000	2009				
5287 R	lio Lobo DR	1	1505000	2053				
218 Cc	pco LN	1	L150000	1400				
4331 S	enter RD		865000	1308				
676 Gi	raudo DR	1	L410000	1826				
4475 H	loundshaven WAY	1	L265500	1350				
5222 R	loeder RD	1	L040000	1295				
	awell CT	1	1275000	1310				
337 Ar			1250000	1750				
	alisade DR		1255000	1353				
	car AVE		L100000	1206				
	roken Lance CT		1250000	1358				
	mbler CT		1200000	1220				
	ark Concord PL		1531000	2124				
	gerwood WAY		1050000	1091				
	yway DR		L130000	1808				
	Century Plaza WAY		L451000	1879				
	Crailford CT		1360000	1402				
	enida Palmas		L490000	2130				
	axton DR	1	1600000	1957				
388 Ez			925000	1215				
	ntanelle DR		1550000	2000				
142 Ca	dwell CT	1	1320000	1310				
1								

File No. 34953288 Case No. 56264

Borrower Redwood Holdings LLC Property Address 4939 Scarlett Way

	-	Santa Clara State CA Zip Code 95111						
r/Client Wedgewood Inc	Address	2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA						
200 Course la co	4452000	4675						
308 Copco Lane	1152000	1675						
1477 Colt Way	940000	1355						
5219 Roeder RD	980000	1206						
274 Bieber DR	1350000	1617						
4590 Bolero DR	810000	1137						
25 Southpine CT	1430000	1355						
4436 Yerba Buena AVE	1450000	1734						
2088 Mataro WAY	1075000	1735						
660 SINGLETON RD	975000	1569						
5645 Enning AVE	1385000	1342						
171 Herlong	1275000	1502						
4793 Rue Orleans CT	1400000	1732						
5098 Snow DR	760000	1104						
457 River View DR	1060000	1458						
2802 Autumn EST	1450000	1507						
3109 Brandywine DR	1335000	1886						
699 Swallow DR	1300000	1830						
4459 Houndshaven WAY	1250000	1502						
5285 Apennines CIR	2510000	2043						
5810 Southview DR	1340000	1521						
157 Manton DR	1200000	1400						
4607 Thornhaven WAY	1250000	1350						
489 Hassinger RD	1400000	1793						
146 Lily Blossom CT	1210000	1804						
5822 Silver Leaf RD	1235000	1355						
76 SOUTHGATE CT	1261097	1980						
51 Southgate CT	1400000	1474						
5676 Silver Leaf RD	1352000	1488						
5849 Chris DR	1450000	1830						
3871 Sark WAY	1020000	1070						
3770 Polton Place WAY	1230000	1355						
718 Coyote RD	1100000	1598						
374 Avenida Del Roble	1430000	1822						
64 COUNTRY FIELDS LN	1240000	1773						
5416 Demerest LN	930000	1105						
67 Eaglehaven CT	1000000	1226						
149 Senter RD	965000	1720						
4581 Rotherhaven WAY	900000	1372						
262 Bieber DR		1664						
	1300000							
3875 Marlette DR	900000	1206						
3848 Polton Place WAY	1280000	1771						
469 Archglen WAY	1531000	2100						
4259 Sayoko CIR	1305000	1581						
3108 Mclaughlin AVE	1200000	1985						
175 Herlong AVE	1330000	1426						
2630 Toy LN	1265000	1290						
204 Belden DR	1234309	1261						
4105 San Ramon Way	735000	1123						
5227 Pharlap AVE	1125000	1633						
5874 Falon WAY	1320000	1367						
4970 Fontanelle PL	1350000	1813						
5232 Roeder RD	1020000	1290						
4209 Arpeggio AVE	1145000	1305						
4012 Mclaughlin AVE	1362000	1917						

File No. 34953288 Case No. 56264

Borrower Redwood Holdings LLC Property Address 4939 Scarlett Way

Property Addre								
<u>City</u> San Jo		County	Santa Cla		State	CA	Zip Code	95111
Lender/Client	Wedgewood Inc		Address	2015 Ma	nnattan Beach	n Blvd Suite 100,	Redondo Beach	, CA 90278
91 De	arwell WAY	13	350000	131	0			
5955	Killarney Cir	19	995000	187	5			
5734	Orchard Park DR	11	103000	145	7			
612 SI	kyway DR	11	150000	180	8			
262 C	opco LN	15	560000	200	6			
379 C	osta Mesa DR	9	915000	112	3			
1542	Meadow Glen CT	11	105000	193	6			
38 Soi	uthpine CT	12	270000	135	5			
80 Ch	erry Blossom DR	13	325000	153	1			
178 Ka	ayak DR	<u>c</u>	900000	108	0			
5133	/era LN	10	000000	132	9			
1154	Angmar CT	13	320000	172	2			
67 Mi	l Stone LN	12	280000	177	3			
492 Sa	avstrom WAY	10	034000	191	2			
5631	ean AVE	13	305000	167	5			
3770	Polton Place	<u>c</u>	945000	135	5			
3125	Brandywine DR	13	350000	175	7			
5817	alon WAY	14	445000	193	6			
495 Fo	onick DR	14	400000	200	0			
5235	igurian CT	18	805000	204	3			
1343	Alvernaz DR	13	324600	179	9			
5288	Discovery AVE	11	115000	136	2			
4964	Page Mill DR	9	971000	173	2			
55 Pal	mwell Way	11	195000	147	4			
260 B	eegum WAY	13	325000	154	6			
1276	/aldosta RD	10	030000	156	3			
4607	Thornhaven WAY	8	310000	135	0			
6050	Charlotte DR	13	385000	180	4			
13140	Brown AVE	10	000000	142	3			
5855	Ettersberg DR	11	150000	166	4			
309 O	tono CT	10	028000	164	1			
121 Ju	ineberry CT	11	160000	174	1			
242 C	opco LN	11	100000	126	0			
	angor AVE	12	225000	161	7			
	Allegro LN	10	010000	135	3			
	Glengarry DR	13	340000	156	3			
3125	Brandywine DR	10	044000	175	7			
1								

APPRAISAL COMPLIANCE ADDENDUM

File No. 34953288 Case No. 56264

Borrower/Client Redwood Holdings LLC					
Address 4939 Scarlett Way				 Unit No.	
City San Jose C	County	Santa Clara	State CA	Zip Code	95111
Lender/Client Wedgewood Inc	-			-	

This Appraisal Compliance Addendum is included to ensu APPRAISAL AND REPORT IDENTIFICATION	re this appraisal report meets all USPAP 2014 requirements.
This Appraisal Report is one of the following types:	
Restricted Appraisal Report This report was prepared in accordance with the requirement intended user of this report is limited to the identified	uirements of the Appraisal Report option of USPAP Standards Rule 2-2(a). uirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived may not be understood properly without the additional information in the appraiser's workfile.
ADDITIONAL CERTIFICATIONS	
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 a	assumptions and are my personal, impartial, and unbiased professional analyses,
	ty that is the subject of this report and no personal interest with respect to parties involved y other capacity, regarding the property that is the subject of this report within the three-year
period immediately preceding acceptance of this assignment.	
<ul> <li>I have no bias with respect to the property that is the subject of this report or the pair My engagement in this assignment was not contingent upon developing or reporting</li> </ul>	
	opment 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
<ul> <li>this appraisal.</li> <li>My analyses, opinions, and conclusions were developed and this report has been were in effect at the time this report was prepared.</li> </ul>	prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that
Unless otherwise indicated, I have made a personal inspection of the property that	• •
Unless otherwise indicated, no one provided significant real property appraisal ass individual providing significant real property appraisal assistance is stated elsewhe	sistance to the person(s) signing this certification (if there are exceptions, the name of each are in this report)
This report has been prepared in accordance with Title XI of FIRREA as amended	
PRIOR SERVICES	the recording the property that is the cubicat of the report within the three year period
immediately preceding acceptance of this assignment.	ty, regarding the property that is the subject of the report within the three-year period
IHAVE performed services, as an appraiser or in another capacity, regarding	the property that is the subject of this report within the three-year period immediately
preceding acceptance of this assignment. Those services are described in the con PROPERTY INSPECTION	nments below.
· I X HAVE made a personal inspection of the property that is the subject of the	nis report.
I have NOT made a personal inspection of the property that is the subjection	•
APPRAISAL ASSISTANCE Unless otherwise noted, no one provided significant real property appraisal assistance to	o the person signing this cartification. If anyone did provide significant assistance, they
are hereby identified along with a summary of the extent of the assistance provided in the	
none	
ADDITIONAL COMMENTS	
	ements: External only inspection. I did not do any services for the subject
within the last 3 years.	
MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PRO	PERTY
	lizing market conditions pertinent to the appraisal assignment.
$\begin{bmatrix} X \end{bmatrix}$ A reasonable exposure time for the subject property is <u>20-40</u> day(s).	
APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
AP LY	
Signature	Signature
Name Huibin Lan Date of Signature 01/05/2024	Name       Date of Signature
State Certification # AR030132	State Certification #
or State License #	or State License #
State <u>CA</u> Expiration Date of Certification or License <u>02/18/2025</u>	State Expiration Date of Certification or License
	Supervisory Appraiser Inspection of Subject Property:
Effective Date of Appraisal 01/05/2024	Did Not Exterior Only from street Interior and Exterior
USPAP Compliance Addendum 2014	Page 25 of 27

y San Jose	4939 Scarlett Way	County		San	ta Clara	State	CA	Zip Code	95111
nder/Client We	edgewood Inc					tan Beach Blvd Suit			
$\sim$									
	CHICAG	O TITI F	ľ						
	CIIIC/IO	O IIILL	1						
ENHAN	CED REPORT 2.0								
<del>er</del>									
Subjec	t Property:							Prepare	d For:
<u>.</u>	7						<u> </u>		
1.	Site Address 4939 SCARLETT WAY				CARLETT WAY		பி	(510) 5	<b>y Zhang</b> 52-1058
-	SAN JOSE, CA 95111-1604			SAN JO	OSE, CA 95111-1604		W	amylanzhang@ya	hoo.com
Docun	nent Contents							Provid	led By
012120103031030	-								
	Profile Cover Sheet     Property Overview							3340 Walnut	
	<ul> <li>Property History Page</li> <li>Property Comparables (</li> </ul>							Fremont, C Richard.chen	
	<ul> <li>Property Comparables (</li> <li>Neighborhood</li> </ul>	Summary)							
<u>ال</u>	• Plat Map								
2									
PROPI	ERTY OVERVIEW					4939 SCARLETT WA	Y, SAN	JOSE, CA 9511	1-1604
Owner	and Geographic Inform	ation							
0	Primary Owner:				Secondary Owner	:			
QU V	HAGOOD CHAD E AND PINA-	CARRILLO DINA							
0	Site Address: 4939 SCARLETT WAY, SAN JC	SE CA 95111-1604			Mail Address:	VAY, SAN JOSE, CA 95111-1	604		
	APN: Housing Tract Number:	678-44-010 6510			Lot Number:	28	Page / Gri	d:	
	Legal Description:	Lot Code:		28					
		Tract Number:		6510					
		Legal Brief Description:		LOT:28 CITY:SAN JOS	E TR#:6510 TR 6510 LO	T 28			
		City / Muni / Twp:		SAN JOSE					
Proper	ty Details								
erentetteren er			<u>d15</u>	Voor Built	1090	Pauro Fast		504	
53	Bedrooms: 3 Bathrooms: 2				1980 Garage 2	Square Feet: Lot Size:		524 120 SF	
	Datinoonis. 2			Fireplace:	Garage 2	Number of Unit		120 51	
e	Total Rooms: 7			Pool:		Use Code:		ngle Family Residentia	1
9 63	Total Rooms: 7 Zoning: A-PD		黒						
۵ ۲ ۴	Zoning: A-PD		黒						
۵ ۲ ۴	Zoning: A-PD		<u>ж</u>						S
۵ ۲ ۴	Zoning: A-PD formation Transfer Date: 03/10/20	06	1	Seller:	HAGOOD, CHAD E; HA	GOOD, CHAD ELLIS			
۵ ۲ ۴	Zoning: A-PD formation Transfer Date: 03/10/20 Transfer Value: \$0.00	06	H		HAGOOD, CHAD E; HA	GOOD, CHAD ELLIS			2 <sup>2</sup>
Sale Ir	Zoning: A-PD formation Transfer Date: 03/10/20 Transfer Value: \$0.00 Cost/Sq Feet:	06	*	Seller:		GOOD, CHAD ELLIS			
Sale Ir	Zoning: A-PD formation Transfer Date: 03/10/20 Transfer Value: \$0.00	06	28.	Seller:		GOOD, CHAD ELLIS			
Sale Ir	Zoning: A-PD formation Transfer Date: 03/10/20 Transfer Value: \$0.00 Cost/Sq Feet:	06 \$662,772.00	21.	Seller:	<u>18838193</u>	GOOD, CHAD ELLIS Homeowner Ex	cemption:	н	
Sale Ir	Zoning: A-PD formation Transfer Date: 03/10/20 Transfer Value: \$0.00 Cost/Sq Feet: sment and Taxes Assessed Value: Land Value:	\$662,772.00 \$163,980.00	21.	Seller: Document#: Percent Improvemen Tax Amount:	18838193 nt: 75.26% \$9,711.26	Homeowner Ex Tax Rate Area:		H 17-064	
Sale Ir	Zoning: A-PD formation Transfer Date: 03/10/20 Transfer Value: \$0.00 Cost/Sq Feet: sment and Taxes Assessed Value: Land Value: Improvement Value:	\$662,772.00	*	Seller: Document#: Percent Improvemen Tax Amount: Tax Status:	18838193 nt: 75.26%	Homeowner Ex Tax Rate Area: Tax Account ID		17-064	
Sale Ir	Zoning: A-PD formation Transfer Date: 03/10/20 Transfer Value: \$0.00 Cost/Sq Feet: Sment and Taxes Assessed Value: Land Value: Improvement Value: Market Improvement Value:	\$662,772.00 \$163,980.00	*	Seller: Document#: Percent Improvemen Tax Amount:	18838193 nt: 75.26% \$9,711.26	Homeowner Ex Tax Rate Area:			
Sale Ir	Zoning: A-PD formation Transfer Date: 03/10/20 Transfer Value: \$0.00 Cost/Sq Feet: sment and Taxes Assessed Value: Land Value: Improvement Value:	\$662,772.00 \$163,980.00	*	Seller: Document#: Percent Improvemen Tax Amount: Tax Status:	18838193 nt: 75.26% \$9,711.26	Homeowner Ex Tax Rate Area: Tax Account ID		17-064	

Property profiel from title report

Property Addre	dwood Holdings									
	ess 4939 Scarle	tt Way			<u></u>		<u> </u>		7. 0 1	05444
ty San Jose			County	Santa			State	CA	Zip Code	95111
nder/Client	Wedgewood In	C		Address	2015 Ma	nhattan Bead	ch Blvd S	uite 100,	, Redondo Bea	ach, CA 902
	-									
6		1AGO	TITLE							
U V		AUU	IIILE							
PI	ROPERTY HISTORY	,				4939 SC		VAY SAN	JOSE, CA 951	11-1604
<del>8</del> .	oreclosure Record - 06/21/2					4555 50	ARLEIT	VAI, SAN	1 JUSE, CA 931	
6.	ecording Date:	06/21/2023			ocument#:	25	490450			
	ocument Type:	Notice of Sale		U	ocument#:	234	490450			
	ender Type:	House of Balo		B	orrowers Nam	e:				
	esting:									
	egal Description:									
	preclosure Record - 03/21/2	2023								
5 2003 (A.S.	ecording Date:	03/21/2023		n	ocument#:	254	451296			
	ocument Type:	Notice of Default			ocumentar.	20	101200			
	ender Type:	noute of Delaun		В	orrowers Nam	e:				
	esting:			-						
	egal Description:									
As	ssignment Record - 10/01/2	2013								
Re	ecording Date:	10/01/2013		D	ocument#:	224	403006			
	rice:				ocument Type		signment of M	ortgage		
TD	D Due Date:				pe of Financi					
Le	ender Name:									
1.0	ender Type:			P	orrowers Nam				IA PINA-CARRILLO,	HUSBAND AN
						wi	FE AS JOINT	TENANTS		
	esting:									
Le	egal Description:									
Fo	preclosure Record - 09/28/2	2012								
Re	ecording Date:	09/28/2012		D	ocument#:	218	880034			
Do	ocument Type:	Notice of Rescissio	n							
	ender Type:			B	orrowers Nam	e:				
	esting:									
Le	egal Description:									
For	oreclosure Record - 08/23/2	2012								7
	ecording Date:	08/23/2012		D	ocument#:	218	816628			
Re	ocument Type:	Notice of Default								
	ender Type:			B	orrowers Nam	e:				
Do	ender Type.									
Do	esting:									