



## **APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

20344 Mobile St  
Tract 13905: Por Lot 181:  
Winnetka, CA 91306

**FOR:**

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

**AS OF:**

02/21/2024

**BY:**

Robert Bronley

Robert Bronley  
The Appraisal Shoppe  
22607 Collins Street  
Woodland Hills, CA. 91367

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

Re: Property: 20344 Mobile St  
Winnetka, CA 91306  
Borrower: Redwood Holding LLC  
File No.: 56489

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Robert Bronley  
CERT. GEN. APPRAISER  
AG004659

## SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	20344 Mobile St
	Legal Description	Tract 13905: Por Lot 181:
	City	Winnetka
	County	Los Angeles
	State	CA
	Zip Code	91306
	Census Tract	1349.04
	Map Reference	530 D6
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower	Redwood Holding LLC
	Lender/Client	Wedgewood Inc.
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,870
	Price per Square Foot	\$
	Location	N;Res;
	Age	68
	Condition	C4
	Total Rooms	7
	Bedrooms	4
	Baths	3.0
APPRAISER	Appraiser	Robert Bronley
	Date of Appraised Value	02/21/2024
VALUE	Final Estimate of Value	\$ 840,000

USPAP ADDENDUM

56489  
File No. 35104374

Borrower	Redwood Holding LLC		
Property Address	20344 Mobile St		
City	Winnetka	County	Los Angeles
		State	CA
		Zip Code	91306
Lender	Wedgewood Inc.		

This report was prepared under the following USPAP reporting option:

Appraisal Report                      This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report              This report was prepared in accordance with USPAP Standards Rule 2-2(b).

**Reasonable Exposure Time**  
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: \_\_\_\_\_  
A reasonable exposure time for the subject property developed independently from the stated marketing time is 30 days.

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

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

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

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

**Additional Comments**

The intended user of this appraisal report is the lender/client. Unless specifically stated within the report, there are no additional intended users. The intended use is to evaluate the property that is the subject of this appraisal for a Portfolio Monitoring, subject to stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

The was no personal property appraised

**3/11/2020 COVID-19 and market conditions Analysis Expectations**

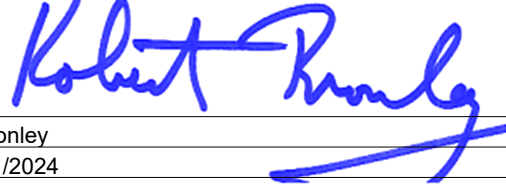
**An important part of any appraisal assignment is analysis of market conditions. The corona virus threat may be impacting market conditions. However, in most markets it is not yet clear to what extent, if any, market conditions are affected. Related, complicating factors include fluctuations in the stock market and changes in mortgage interest rates. Market analysis includes observing market reactions. This analysis becomes more complicated when market participants themselves are facing uncertainty.**

**The corona virus outbreak currently has had no effect on market values in the Winnetka area .The impact has not been around long enough to gather data on possible impact. Some sales and listing used in this report took place during the city lock down, and current lockdown**

**The global outbreak of a 'novel corona virus' known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect, effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of this event, or any event, subsequent to the effective date of the appraisal.**

Appraised as a sale on 01/29/2024. This is a final inspection.

**APPRAISER:**

Signature: 

Name: Robert Bronley

Date Signed: 02/21/2024

State Certification #: \_\_\_\_\_

or State License #: AG004659

State: CA

Expiration Date of Certification or License: 09/26/2024

Effective Date of Appraisal: 02/21/2024

**SUPERVISORY APPRAISER: (only if required)**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

State Certification #: \_\_\_\_\_

or State License #: \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

Supervisory Appraiser Inspection of Subject Property:

Did Not     Exterior-only from Street     Interior and Exterior

# Exterior-Only Inspection Residential Appraisal Report

56489  
File # 35104374

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address	20344 Mobile St	City	Winnetka	State	CA	Zip Code	91306
Borrower	Redwood Holding LLC	Owner of Public Record	Victor Zummo	County	Los Angeles		
Legal Description	Tract 13905: Por Lot 181:						
Assessor's Parcel #	2136-024-008	Tax Year	2023	R.E. Taxes \$	4,229		
Neighborhood Name	Winnetka	Map Reference	530 D6	Census Tract	1349.04		
Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$	369	<input type="checkbox"/> PUD HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month	
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Market Value						
Lender/Client	Wedgewood Inc. Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278						
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). DOM 5; Data sources utilized were real quest, County public records, multiple listing service, interviews with real estate persons, owners, and tenants. Listed on 01/17/2024, asking price \$800,000. Sold 02/16/2024 for \$807,000, not verified per public records. Mls#SR24010516.							

CONTRACT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) \_\_\_\_\_

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No

If Yes, report the total dollar amount and describe the items to be paid.

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

NEIGHBORHOOD

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 95 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) (yrs)	2-4 Unit %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	800 Low 20	Multi-Family %
Neighborhood Boundaries	The neighborhood is bordered by Roscoe Blvd., North, Victory Blvd., South, Corbin Ave., East, and De Soto Ave. to the West in the Winnetka area of Los Angeles County Los Angeles.	1,170 High 75	Commercial 5 %
Neighborhood Description	The immediate market area is made up of one and two story Q3 quality single-family residences. The single family residences are of varying styles, sizes, ages, views, amenities and market appeal. Neighborhood possesses residential support linkages ( transportation and freeways) with employment centers and typical amenities (shopping facilities, schools, social services and recreation) are within 1/2 TO 1 mile from subject property.	925 Pred. 68	Other %
Market Conditions (including support for the above conclusions) Values appear to be stabilizing. There is a low amount a listings no oversupply. Marketing times 30-180 days. The recent trends do support a stabilization of the market. Support comes from the local MLS board, interviews with real estate agents, and articles. Interest rates currently raising.			

SITE

Dimensions 60X125 Area 7500 sf Shape Rectangular View N;Res;

Specific Zoning Classification LARS Zoning Description Single Family Residence

Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe The highest and best use is the subject's property's current use. This based on the current zoning, building codes, and market demands.

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

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 06037C1280F FEMA Map Date 09/26/2008

Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property  Appraisal Files  MLS  Assessment and Tax Records  Prior Inspection  Property Owner  Other (describe)

Data Source for Gross Living Area Assessor's office

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Open	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco	Fuel Gas	<input checked="" type="checkbox"/> Porch Front	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Traditional	Roof Surface Comp. Shg.	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Pool Pool	<input type="checkbox"/> Carport # of Cars 0
Year Built 1956	Gutters & Downspouts Aluminum	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Block Wall	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 20	Window Type Aluminum slide	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)		
Finished area above grade contains: 7 Rooms 4 Bedrooms 3.0 Bath(s) 1,870 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) <b>No Special energy-efficient items noted:</b>				
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;--;--;The quality of construction is considered Q3. The subject property appears adequately structurally sound. The subjects overall condition is C4 due to no interior inspection any repairs required were not considered at this time.				
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes, describe.				
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.				

# Exterior-Only Inspection Residential Appraisal Report

56489  
File # 35104374

There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 825,000 to \$ 945,000		There are 30 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 800,000 to \$ 1,170,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	20344 Mobile St Winnetka, CA 91306	20637 Skouras Dr Winnetka, CA 91306	6915 Lubao Ave Winnetka, CA 91306	20277 Mobile St Winnetka, CA 91306	
Proximity to Subject		0.41 miles NW	0.67 miles NE	0.11 miles E	
Sale Price	\$	\$ 855,000	\$ 875,000	\$ 820,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 627.75 sq.ft.	\$ 570.78 sq.ft.	\$ 638.63 sq.ft.	
Data Source(s)		CRMLS#SR23215982;DOM 25	CRMLS#22219339;DOM 159	CRMLS#SR23131193;DOM 8	
Verification Source(s)		Doc#24-0074145	No Doc Selected	Doc#23-0570011	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0	
Date of Sale/Time		s02/24;c12/23		s07/23;c06/23	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	7500 sf	7500 sf		7598 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Ranch	0
Quality of Construction	Q3	Q3		Q3	
Actual Age	68	70	0	75	0
Condition	C4	C3	-50,000	C2	-100,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	+10,000	Total Bdrms. Baths	+10,000
Room Count	7 4 3.0	6 4 2.0	0	6 4 2.0	0
Gross Living Area	1,870 sq.ft.	1,362 sq.ft.	+25,000	1,533 sq.ft.	+17,000
Basement & Finished Rooms Below Grade	Osf	Osf		Osf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FAU/CAC	FAU/CAC		FAU/CAC	
Energy Efficient Items	None	None		None	
Garage/Carport	2ga2dw	2ga2dw		1ga1dw	+10,000
Porch/Patio/Deck	Open Patio / Porch	Open Patio / Porch		Cvd Patio / Porch	0
Amenities	Pool	None	+15,000	None	+15,000
Fireplace	1 Fireplace	None	+2,000	None	+2,000
Blt-Ins	Blt-Ins	Blt-Ins		Blt-Ins	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -46,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 49,000
Adjusted Sale Price of Comparables		Net Adj. 0.2% Gross Adj. 11.9% \$ 857,000		Net Adj. 5.3% Gross Adj. 17.6% \$ 829,000	Net Adj. 6.0% Gross Adj. 7.2% \$ 869,000

SALES COMPARISON APPROACH

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

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

Data Source(s) Data utilize in this report came from the public records, realquest, and mls

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

Data Source(s) Data utilize in this report came from the public records, realquest, and mls

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	CoreLogic
Effective Date of Data Source(s)	02/21/2024	02/21/2024	02/21/2024	02/21/2024

Analysis of prior sale or transfer history of the subject property and comparable sales A search of past records (did not) indicate any recorded title transfer within the last three years involving the subject property. A search of past records (did not) indicate any recorded title transfer within the past three years involving the comparable sales utilize in this appraisal report.

**Summary of Sales Comparison Approach** In the appraiser's opinion comparables 1, 3, and 6 were given the greatest consideration in the final estimate of market value. These three sales from the Winnetka community city Los Angeles were consider good match paired data due to the following characteristics such as quality of construction, effective age, lot size/lot utility, similar one story traditional type style properties, square footage ranges, similar interior utility, varying interior amenities/utility, and market appeal due to the similarities and location within the immediate market area of Winnetka city Los Angeles, with comparable three having a similar C-4 rating like the subject property, Comparables 2, 4, 5, 7 and 8 were five more additional sales from the Winnetka community of Los Angeles and consider good match paired data due to the following features such as quality of construction, effective age, lot size/lot utility, similar one story type single-family residences, square footage ranges, overall interior utility, varying interior amenities/utility, some with similar amenities like pools, and market appeal due to the similarities and location within the Winnetka area of Los Angeles. These five additional sales were selected in support of the final estimate of market value for the subject property. Comparables 9,10,11 were three current active listings from the Winnetka community of Los Angeles and were considered good match paired data due to the following attributes such as quality of construction, effective age, lot size/lot utility, similar one story traditional type style single-family residences, square footage ranges, overall interior utility, some listings with pool, varying interior amenities/utility, and market appeal due to the similarities in the Winnetka area of Los Angeles. These three active listings were selected in support of the final estimate of market value for the subject property.

**AMC Registration Clear Capital.com Inc: California #1256 See supplemental addendum sheet:**

Indicated Value by Sales Comparison Approach \$ 840,000

**Indicated Value by: Sales Comparison Approach \$ 840,000 Cost Approach (if developed) \$ 890,000 Income Approach (if developed) \$**

The market data and cost approach were employed in this report. The income approach was not utilized due to a lack of rental income properties.

The market approach was given the greater consideration because it reflects the actions of the typical buyer and seller in the real estate market.

RECONCILIATION

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 840,000 , as of 02/21/2024 , which is the date of inspection and the effective date of this appraisal.

# Exterior-Only Inspection Residential Appraisal Report

56489  
File # 35104374

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

A reasonable exposure time for the subject property developed independently from the stated marketing time is 30 days.

The intended user of this appraisal report is the lender/client. Unless specifically stated within the report, there are no additional intended users. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

Appraisal Fee \$220

**Some data utilized in this report was older than six months from the effective date of this report. It was necessary to use this older data due to a lack of match paired data in the immediate market area at this time.**

**The square footage was rounded off to the nearest thousand.**

**Special assessment taxes are voter approved. Special assessment taxes can be extended by voters approval. Subject special assessments paid for flood control service open space program, storms sewers, public parks, County parks, trauma and emergency services. The special assessment taxes are paid yearly. The sales/listings utilized in this report have similar type special assessments. The special assessment tax is mailed with the real estate real property assessment tax statement**

**The subject property was listed and sold per attached MLS sheet. The sales information cannot be verified at this time**

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

### COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Due to a lack of good land sales the abstraction method was utilized with this report. An appraisal process where the appraiser selects comparable properties, estimates the value of the improvements, and then subtracts this estimate from the total price given estimate of the value of the land, comparable three was utilized. The extracted site value range around it was comparable sale three \$510,000. Typical land to building ratio for the neighborhood. The area is + 98% built up. Any new construction would require tearing down existing buildings.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	=\$	510,180
Source of cost data Marshall & Swift Cost Handbook	DWELLING 1,870 Sq.Ft. @ \$ 210.00 .....	=\$	392,700
Quality rating from cost service Q3 Effective date of cost data 02/2024	0 Sq.Ft. @ \$ .....	=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	.....	=\$	
Typical land building ratio for the neighborhood. The Marshall and Swift cost handbook was utilized in this report for cost information. The calculated square footage of gross living area is considered an approximation. The subject has no functional or economic obsolescence noted are anticipated.	Garage/Carport 400 Sq.Ft. @ \$ 80.00 .....	=\$	32,000
The abstraction approach was utilized.	Total Estimate of Cost-New .....	=\$	424,700
	Less Physical Functional External		
	Depreciation 169,880	= \$(	169,880)
	Depreciated Cost of Improvements .....	=\$	254,820
	"As-is" Value of Site Improvements .....	=\$	125,000
Estimated Remaining Economic Life (HUD and VA only) 50 Years	INDICATED VALUE BY COST APPROACH .....	=\$	890,000

### INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM)

### PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion

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

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

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

Describe common elements and recreational facilities.

# Exterior-Only Inspection Residential Appraisal Report

56489  
File # 35104374

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

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

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

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

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

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

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

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

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

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



# Exterior-Only Inspection Residential Appraisal Report

56489  
File # 35104374

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

56489  
File # 35104374

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

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

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

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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRaiser

Signature

Name Robert Bronley

Company Name The Appraisal Shoppe

Company Address 22607 Collins St

Woodland Hills, CA 91367

Telephone Number (818) 715-0051

Email Address appraisalshoppe1@aol.com

Date of Signature and Report 02/21/2024

Effective Date of Appraisal 02/21/2024

State Certification # \_\_\_\_\_

or State License # AG004659

or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_

State CA

Expiration Date of Certification or License 09/26/2024

ADDRESS OF PROPERTY APPRAISED

20344 Mobile St

Winnetka, CA 91306

APPRAISED VALUE OF SUBJECT PROPERTY \$ 840,000

LENDER/CLIENT

Name Clear Capital

Company Name Wedgewood Inc.

Company Address 2015 Manhattan Beach Blvd Suite 100,

Redondo Beach, CA 90278

Email Address AMC Registration Clear Capital.com Inc: California #1256

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_

Name \_\_\_\_\_

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

or State License # \_\_\_\_\_

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

SUBJECT PROPERTY

Did not inspect exterior of subject property

Did inspect exterior of subject property from street

Date of Inspection \_\_\_\_\_

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Date of Inspection \_\_\_\_\_







Supplemental Addendum

File No. 35104374

Table with 5 columns: Borrower, Property Address, City, County, State, Zip Code, Lender/Client. Values include Redwood Holding LLC, 20344 Mobile St, Winnetka, Los Angeles, CA, 91306, Wedgewood Inc.

A thorough search for comparable sales was made in this neighborhood. These comparable sales have significantly different (dates of sale, sizes, ages, conditions, and styles), in the appraiser's opinion, the comparable sales selected are the best indicators of the subject property's market value.

The validity of the sales comparison approach depends on the existence of recent sales of property which are comparable in location, size, age, condition, utility, construction and overall market appeal and compared with the subject property. The sale comparison approach has broad applicability and is persuasive when sufficient data is available.

There are no extraordinary assumptions or hypothetical conditions to this appraisal report. An extraordinary assumption presumes as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property or about conditions external to the property.

Comments on market data / Adjustment comments

The adjustments that were warranted, were derived from match paired data from within this report, preparation of the work file, other jobs performed in the immediate market area over the past 36 interviews selling and listing agents from the immediate and surroundings market areas. There were net / gross adjustments that exceeded the lenders guidelines of 10% due to condition issues and amenities.

Comments on market data utilized in this appraisal report:

20637 Skouras Dr - This is a one story Q3 quality traditional type style single-family residence situated North of victory Boulevard in the Winnetka area of Los Angeles giving a C3 rating due to being upgraded over many years and still well maintained per MLS photo/MLS comments wary condition adjustment was applied that was based on buyers reactions to a well maintained Property and the adjustment was derived from paired data within this report and other data that was gathered during the preparation of the work file.

6915 Lubao Ave - This is a one story Q3 quality Ranch type style single-family residence located North of victory Boulevard in the Winnetka community of Los Angeles and is considered good match paired data due to the following features such as quality of construction, effective age, lot size/lot utility, similar one story type style property, square footage range, overall interior utility, varying interior amenities/utility, and market appeal due to the similarities and location within the immediate market area with few other adjustments being required at this time.

Signature [Handwritten Signature]
Name Robert Bronley
Date Signed 02/21/2024
State Certification #
Or State License # AG004659
State CA

Signature
Name
Date Signed
State Certification #
Or State License #
State

**Supplemental Addendum**

File No. 35104374

Borrower	Redwood Holding LLC				
Property Address	20344 Mobile St				
City	Winnetka	County	Los Angeles	State	CA Zip Code 91306
Lender/Client	Wedgewood Inc.				

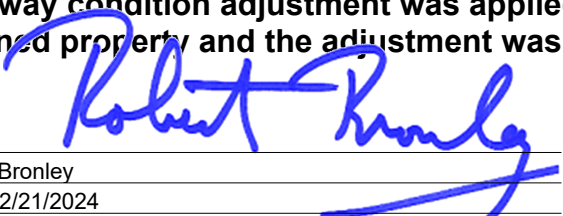
**20277 Mobile St - This is a one story Q3 quality traditional type style single-family residence with swimming pool and given a C4 rating due to a lack of upgrades/remodeling over many years per MLS photo/MLS comments. This sale from the immediate market area as the subject property was considered good match paired data due to the following attributes such as quality of construction, effective age, lot size/lot utility, lesser square footage range, overall interior utility, varying interior amenities/utility, and market appeal due to the similarities and location within the Winnetka community city Los Angeles. There few other adjustments being required at this time.**

**6601 Gazette Ave - This is a one story Q3 quality traditional type style single-family residence located North of victory Boulevard in the Winnetka community of Los Angeles with swimming pool and giving a C3 rating due to being upgraded over many years and still well maintained per MLS photo/MLS comments wary condition adjustment was applied that was based on buyers reactions to a well Property and the adjustment was derived from paired data within this report and other data that was gathered during the preparation of the work file. This sale from the Winnetka community was considered good match paired data due to the following similarities when compared with the subject in the following quality of construction, effective age, lot size/lot utility, similar one story traditional type style single-family residence, square footage range, overall interior utility, varying interior amenities/utility, and market appeal due to the similarities and location within the Winnetka community city Los Angeles with few other adjustments being required at this time.**

**20773 Skouras Dr - This is a one story Q3 quality traditional type style single-family residence with a detached ADU Unit located North of victory Boulevard in the Winnetka community of Los Angeles and is considered good match paired data due to the following characteristics such as quality of construction, effective age, lot size/lot utility, similar one story type style property, square footage range, overall interior utility, varying interior amenities/utility, and market appeal due to the similarities and location within the immediate market area with few other adjustments being required at this time. This sale was given a C2 rating based on recent upgrades/remodeling per MLS comment/MLS photos where a larger adjustment of more than 10% due to high end materials per mls photos, adjustment a condition adjustment was applied that was based on the buyers reactions to a recently upgraded/remodeled property using high end materials in the immediate market area and the adjustment was derived from paired data within this report and other data that was gathered during the preparation of the work file.**

**19716 Hatton St - This is a one story Q3 quality traditional type style single-family residence that was selected due to being slightly larger in square footage, having a pool, and a similar size lot and situated North of Saticoy Street in the Winnetka area of Los Angeles and giving a C3 rating due to numerous upgrades over the years per MLS photo/MLS comments and the property being maintained in good condition per MLS photos way condition adjustment was applied based on buyers reactions to a well maintained property and the adjustment was derived from paired data within this report and other data gathered during the preparation of the work file. This sale located further away from the subject property is in a similar type neighborhood due to the quality of constructive homes and sharing the same shopping facilities, transportation facilities, recreational facilities, school district, and social services. There were no sales/listings available at this time to support a location adjustment. This sale was considered good match paired data due to the following features such as quality of construction, effective age, lot size/lot utility, square footage range, overall interior utility, varying interior amenities/utility, and market appeal due to the similarities in the Winnetka location of Los Angeles with few other adjustments being required at this time.**

**20839 Cohasset St - This is a one story Q3 quality traditional type style single-family residence that was selected due to being slightly smaller in square footage, having a pool, and a similar size lot and situated North of Sherman Way in the Winnetka area of Los Angeles and giving a C3 rating due to numerous upgrades over the years per MLS photo/MLS comments and the property being maintained in good condition per MLS photos way condition adjustment was applied based on buyers reactions to a well maintained property and the adjustment was derived from paired data within this report**

Signature   
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Date Signed 02/21/2024  
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Or State License # AG004659 State CA

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Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

**Supplemental Addendum**

File No. 35104374

Borrower	Redwood Holding LLC				
Property Address	20344 Mobile St				
City	Winnetka	County	Los Angeles	State	CA Zip Code 91306
Lender/Client	Wedgewood Inc.				

and other data gathered during the preparation of the work file. This sale located further away from the subject property is in a similar type neighborhood due to the quality of constructive homes and sharing the same shopping facilities, transportation facilities, recreational facilities, school district, and social services. There were no sales/listings available at this time to support a location adjustment. This sale was considered good match paired data due to the following Attributes such as quality of construction, effective age, lot size/lot utility, square footage range, overall interior utility, varying interior amenities/utility, and market appeal due to the similarities in the Winnetka location of Los Angeles with few other adjustments being required at this time.

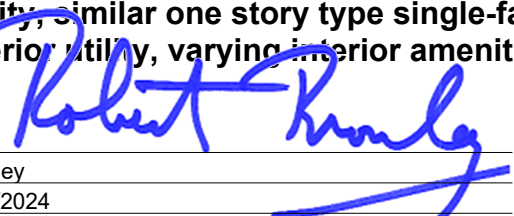
**20804 Hart St** - This is a one story Q3 quality traditional type style single-family residence located North of victory Boulevard in the Winnetka community of Los Angeles and is considered good match paired data due to the following Similarities such as quality of construction, effective age, lot size/lot utility, similar one story type style property, smaller in square footage range, overall interior utility, varying interior amenities/utility, and market appeal due to the similarities and location within the immediate market area with few other adjustments being required at this time. This sale was given a C2 rating based on recent upgrades/remodeling per MLS comment/MLS photos where an adjustment where a condition adjustment was applied that was based on the buyers reactions to a recently upgraded/remodeled property in the immediate market area and the adjustment was derived from paired data within this report and other data that was gathered during the preparation of the work file.

**7039 Penfield Ave** - This current active listing is a one story Q3 quality traditional type style single-family residence with swimming pool and given a C4 rating due to a lack of upgrades/remodeling over many years per MLS photo/MLS comments. This sale from the immediate market area as the subject property was considered good match paired data due to the following attributes such as quality of construction, effective age, lot size/lot utility, similar square footage range, overall interior utility, varying interior amenities/utility, and market appeal due to the similarities and location within the Winnetka community city Los Angeles. There few other adjustments being required at this time.

**20442 Gilmore St** - This current active listing is a one story Q3 quality traditional type style single-family residence located North of victory Boulevard in the Winnetka community of Los Angeles with swimming pool and giving a C3 rating due to being upgraded over many years and still well maintained per MLS photo/MLS comments where a condition adjustment was applied that was based on buyers reactions to a well maintained Property and the adjustment was derived from paired data within this report and other data that was gathered during the preparation of the work file. This sale from the Winnetka community was considered good match paired data due to the following similarities when compared with the subject in the following quality of construction, effective age, lot size/lot utility, similar one story traditional type style single-family residence, square footage range, overall interior utility, varying interior amenities/utility, and market appeal due to the similarities and location within the Winnetka community city Los Angeles with few other adjustments being required at this time.

Summary of sales comparison approach:

In the appraiser's opinion comparables 1,3, and 6 were given the greatest consideration in the final estimate of market value. These three sales from the Winnetka community city Los Angeles were consider good match paired data due to the following characteristics such as quality of construction, effective age, lot size/lot utility, similar one story traditional type style properties, square footage ranges, similar interior utility, varying interior amenities/utility, and market appeal due to the similarities and location within the immediate market area of Winnetka city Los Angeles, with comparable three having a similar C-4 rating like the subject property, Comparables 2, 4,5, 7 and 8 were five more additional sales from the Winnetka community of Los Angeles and consider good match paired data due to the following features such as quality of construction, effective age, lot size/lot utility, similar one story type single-family residences, square footage ranges, overall interior utility, varying interior amenities/utility, some with similar amenities like

Signature   
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Or State License # AG004659 State CA

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Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # \_\_\_\_\_ State \_\_\_\_\_



Supplemental Addendum

File No. 35104374

Table with borrower information: Redwood Holding LLC, 20344 Mobile St, Winnetka, Los Angeles, CA, 91306, Lender/Client: Wedgewood Inc.

pools, and market appeal due to the similarities and location within the Winnetka area of Los Angeles. These five additional sales were selected in support of the final estimate of market value for the subject property.

The two listings that were supplied were priced was slightly higher than the final estimate of market value. When these two recent listings from the immediate market area are adjusted properly they fall in the range of the final estimate of market value for the subject property.

The predominant value is higher than the final estimate of market value due to the subjects C4 rating condition.

Sometimes there are discrepancies between the appraiser's inspection and the public records. Public records in some instances does not have the correct information recorded for the subjects property, interior room count, bathroom count, on-site amenities, and other interior, amenities.

The predominant value is higher than the final estimate of market value due to the subjects C4 rating. Some data ( Comparables 6,7, and 11 ) utilized in this report were further away (more than a mile).

Some data exceeds the lenders guideline with data being 20% larger and smaller in square footage when compared with the subject property. Comparables 1,3,8, and 10 were 20% smaller in square footage.

The attached market condition sheet shows market stable at this time. Time adjustments were not applied to sales that were closed over 90 days ago from the effective date of this report.

Special assessment taxes are voter approved. Special assessment taxes can be extended by voters approval. Subject special assessments paid for flood control service open space program, storms sewers, public parks, County parks, trauma and emergency services. The special assessment taxes are paid yearly. The sales/listings utilized in this report have similar type special assessments. The special assessment tax is mailed with the real estate real property assessment tax statement.

A few of the sales/listings utilized as appraisal report had a different style.It is not always possible to find identical type sales in older neighborhoods that homes have been altered over the many years. It was necessary to use this data as recent match paired data in terms of square footage, quality of construction, and similar type condition.

The lot size comes from the attached plat map. The attached legal sheet is correct.

Signature [Handwritten Signature]
Name Robert Bronley
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Or State License # AG004659

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Name
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Or State License #

**Supplemental Addendum**

File No. 35104374

Borrower	Redwood Holding LLC				
Property Address	20344 Mobile St				
City	Winnetka	County	Los Angeles	State	CA Zip Code 91306
Lender/Client	Wedgewood Inc.				

There were other sales and listings found during the preparation of the work file. These sales and listings were not utilized at this time due to varying issues regarding quality of construction, superior type views, superior lot size and utility, off-site amenities such as guesthouse and, locational issues. This data is part of the work file.

Adjustments that have been made up based on match paired analysis of comparables utilized within this report are based on past market analysis of sales within the subjects market area.

The square footage adjustment made in this report is based on a match paired analysis of the comparables utilized in this report, and historical experience of the area. Square footage adjustment was determined to be \$50 per square foot.

There were no adjustments made for patios or other secondary amenities are energy-efficient items as there was no good match paired data to indicate value for secondary amenities.

There were adjustments made for bedroom or for bath room counts as there were match paired data to indicate a value for bedroom or bath counts at this time in the marketplace.

There were no adjustments made for actual age as there is no conclusive data that suggest that differences in effective age warranted adjustments.

Lot size adjustments were made as paired data indicated adjustments were warranted at \$3.00 per square foot.

Primary amenities, such as pools, spa, guest units, tennis courts and views do hold value for homes in this area. There were adjustments made based on paired data in the area.

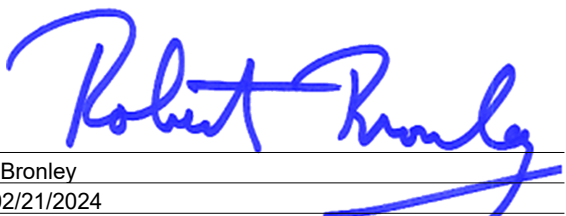
Paired data did indicate that adjustments were warranted for homes that had varied garage sizes.

Condition adjustments were made at some of the homes utilized in the report were of lesser or superior condition. Paired data indicated adjustments were warranted for homes that were in need of repair or in superior condition.

All adjustments that have been made are in the opinion of the appraiser to be good accurate adjustments and are based on a match paired data analysis.

Based upon physical conditions of the subject property and its effective age, the estimated remaining economic life is 50 years. Depreciation is calculated by the effective age divided by the economic life equals the remaining economic life. The Marshall and Swift cost book table for remaining economic life was utilized in this report.

The income approach was admitted and not the applicable due to the lack of sufficient compatible rental data and sales of rental properties required to establish a gross rent multiplier , this approach is not consider relevant in the appraisal single-family residential properties typically purchased for owner occupancy, as it does not accurately reflect the motivations or valuation progress applied by the typical purchaser of market

Signature   
Name Robert Bronley  
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Signature \_\_\_\_\_  
Name \_\_\_\_\_  
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Or State License # \_\_\_\_\_ State \_\_\_\_\_

# Market Conditions Addendum to the Appraisal Report

56489  
File No. 35104374

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **20344 Mobile St** City **Winnetka** State **CA** ZIP Code **91306**

Borrower **Redwood Holding LLC**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	16	8	6	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.67	2.67	2.00	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	2	2	7	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.7	0.7	3.5	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	898,000	932,500	902,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	11	18.5	9.5	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	839,999.5	1,045,000	875,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	11	42	33	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	101.23	103.18	103.88	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **The data used in the grid above does not indicate there were any concessions associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some transactions that do include concessions, but have not been reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.**

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).  
**The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.**

Cite data sources for above information. **The CARETS MLS was the data source used to complete the Market Conditions Addendum.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.  
**Values have been stable over the prior year in the area. There've been good market activity. Foreclosures is not had an influence on values. There is good current market activity. Supply and demand are in balance with marketing time currently low.**

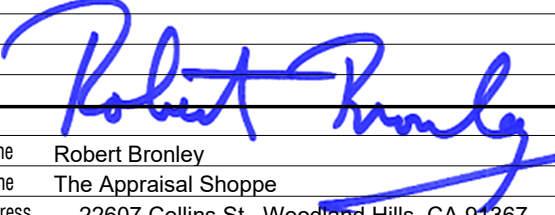
**If the subject is a unit in a condominium or cooperative project, complete the following:**

Project Name:

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

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

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

Signature   
 Appraiser Name **Robert Bronley**  
 Company Name **The Appraisal Shoppe**  
 Company Address **22607 Collins St, Woodland Hills, CA 91367**  
 State License/Certification # **AG004659** State **CA**  
 Email Address **appraisalshoppe1@aol.com**

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

# Legal Sheet - Page 1

Borrower	Redwood Holding LLC				
Property Address	20344 Mobile St				
City	Winnetka	County	Los Angeles	State	CA Zip Code 91306
Lender/Client	Wedgewood Inc.				

## 20344 Mobile St, Winnetka, CA 91306-4243, Los Angeles County

APN: 2136-024-008 CLIP: 7402324439



MLS Beds	4	MLS Full Baths	3	Half Baths	N/A	MLS Sale Price	\$807,000	MLS Sale Date	02/16/2024
MLS Sq Ft	1,870	Lot Sq Ft	7,503	MLS Yr Built	1956	Type	SFR		

### OWNER INFORMATION

Owner Name	Zummo Victor	Tax Billing Zip	91306
Mail Owner Name	Victor Zummo	Tax Billing Zip+4	4243
Tax Billing Address	20344 Mobile St	Owner Vesting	Single Man
Tax Billing City & State	Winnetka, CA	Owner Occupied	Yes

### COMMUNITY INSIGHTS

Median Home Value	\$863,184	School District	LOS ANGELES UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	17 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	22 / 100	Walkable Score	80 / 100
Total Incidents (1 yr)	160	Q1 Home Price Forecast	\$867,796
Standardized Test Rank	30 / 100	Last 2 Yr Home Appreciation	16%

### LOCATION INFORMATION

Zip Code	91306	Comm College District Code	Los Angeles City
Carrier Route	C009	Census Tract	1349.04
Zoning	LARS	Topography	Rolling/Hilly
Tract Number	13905	Within 250 Feet of Multiple Flood Zone	No
School District	Los Angeles		

### TAX INFORMATION

APN	2136-024-008	Tax Area	16
Exemption(s)	Homeowner	Lot	181
% Improved	60%	Water Tax Dist	Southern California
Legal Description	TRACT # 13905 LOT 181		

### ASSESSMENT & TAX

	2023	2022	2021
Assessed Value - Total	\$328,764	\$322,319	\$316,000
Assessed Value - Land	\$131,617	\$129,037	\$126,507
Assessed Value - Improved	\$197,147	\$193,282	\$189,493
YOY Assessed Change (\$)	\$6,445	\$6,319	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$3,980		
2022	\$4,038	\$58	1.45%
2023	\$4,229	\$190	4.72%

Special Assessment	Tax Amount
Safe Clean Water83	\$146.32
Flood Control 62	\$32.55
Laco Vectr Cntrl80	\$18.97
Lacity Park Dist21	\$18.21
La Stormwater 21	\$25.95
Rposd Measure A 83	\$33.84
Trauma/Emerg Srv86	\$93.50
<b>Total Of Special Assessments</b>	<b>\$369.34</b>

### CHARACTERISTICS

County Land Use	Single Family Resid	Sewer	Type Unknown
Universal Land Use	SFR	Heat Type	Central
Lot Frontage	60	Garage Type	Parking Avail

Property Details | Courtesy of Robert Bronley, Robert Bronley, Broker, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 02/20/24

Page 1/3

## Legal Sheet - Page 2

Borrower	Redwood Holding LLC				
Property Address	20344 Mobile St				
City	Winnetka	County	Los Angeles	State	CA Zip Code 91306
Lender/Client	Wedgewood Inc.				

Lot Depth	125	Parking Type	On Site
Lot Acres	0.1722	Parking Spaces	2
Lot Area	7,503	Roof Material	Gravel & Rock
Style	Conventional	Roof Shape	Gable
Building Sq Ft	1,870	Interior Wall	Drywall
Stories	1	Exterior	Stucco
Total Units	1	Flooring Material	Concrete
Total Rooms	7	Foundation	Slab
Bedrooms	4	Pool	Pool
Total Baths	3	Year Built	1956
MLS Total Baths	3	Effective Year Built	1957
Full Baths	3	Other Impvs	Fence, Addition
Family Rooms	1	Equipment	Range Oven
Other Rooms	Family Room	Building Type	Type Unknown
Fireplaces	1	# of Buildings	1

<b>SELL SCORE</b>			
Rating	Moderate	Value As Of	2024-02-18 04:32:33
Sell Score	508		

<b>ESTIMATED VALUE</b>			
RealAVM™	\$811,700	Confidence Score	95
RealAVM™ Range	\$736,100 - \$887,300	Forecast Standard Deviation	9
Value As Of	02/05/2024		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

<b>RENTAL TRENDS</b>			
Estimated Value	4407	Cap Rate	4.3%
Estimated Value High	4700	Forecast Standard Deviation (FSD)	0.07
Estimated Value Low	4114		

- (1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.
- (2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

<b>LISTING INFORMATION</b>			
MLS Listing Number	<a href="#">SR24010516</a>	Closing Date	02/16/2024
MLS Status	Closed	MLS Sale Price	\$807,000
MLS Area	WIN - WINNETKA	MLS Listing Agent	F207056961-Marite Matassa
MLS Status Change Date	02/16/2024	MLS Listing Broker	PINNACLE ESTATE PROPERTIES
MLS Current List Price	\$800,000	MLS Source	CRM
MLS Original List Price	\$800,000		

<b>LAST MARKET SALE &amp; SALES HISTORY</b>			
Recording Date	10/31/1979	Sale Type	Full
Sale Date	MLS: 02/16/2024	Deed Type	Deed (Reg)
Sale Price	\$100,000	Owner Name	Zummo Victor
Price Per Square Feet	\$53.48		

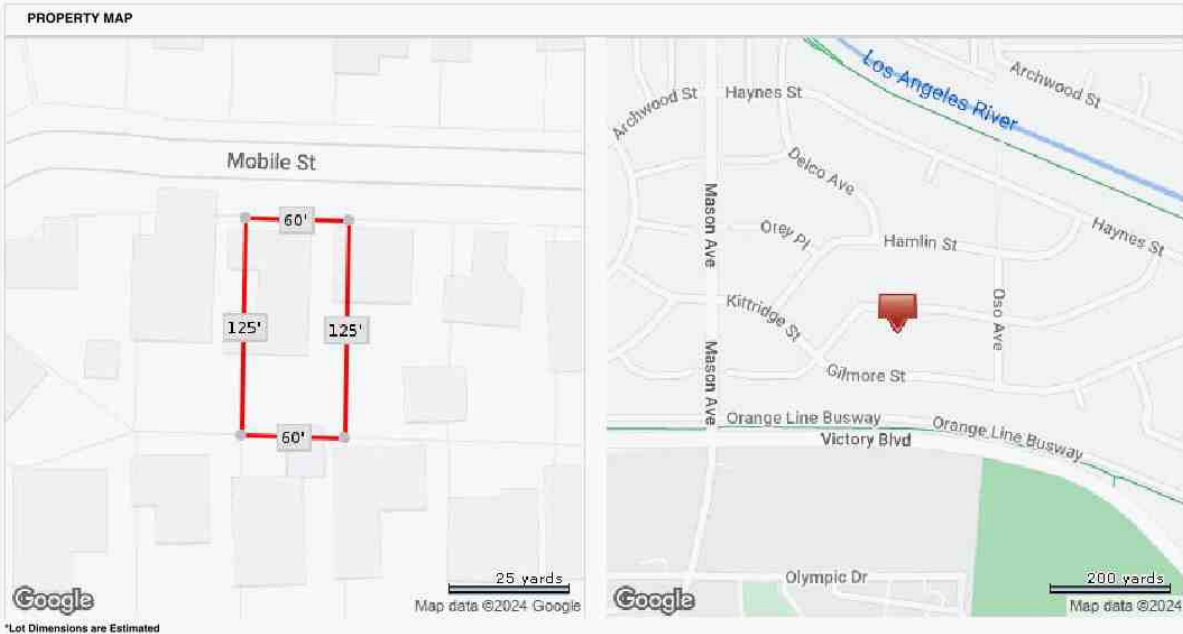
Recording Date	10/21/2013	07/31/2002	09/02/1982	10/31/1979
Sale Date	05/06/2013	06/12/2002		
Sale Price			\$31,000	\$100,000
Nominal	Y	Y		
Buyer Name	Zummo Victor	Zummo Victor	Zummo Victor	
Seller Name	Zummo Victor	Roberson Annette	Akbarally Yasmin J	
Document Number	1502228	1783821	896760	
Document Type	Grant Deed	Grant Deed	Deed (Reg)	Deed (Reg)

<b>MORTGAGE HISTORY</b>					
Mortgage Date	10/21/2013	08/12/2009	06/12/2003	07/31/2002	06/28/1994
Mortgage Amount	\$221,000	\$230,802	\$218,000	\$218,000	\$12,900
Mortgage Lender	Wells Fargo Bk Na	Wells Fargo Bk Na	Washington Mutual Bk Fa	Washington Mutual Bk Fa	US Small Busn Admn

## Legal Sheet - Page 3

Borrower	Redwood Holding LLC				
Property Address	20344 Mobile St				
City	Winnetka	County	Los Angeles	State	CA Zip Code 91306
Lender/Client	Wedgewood Inc.				

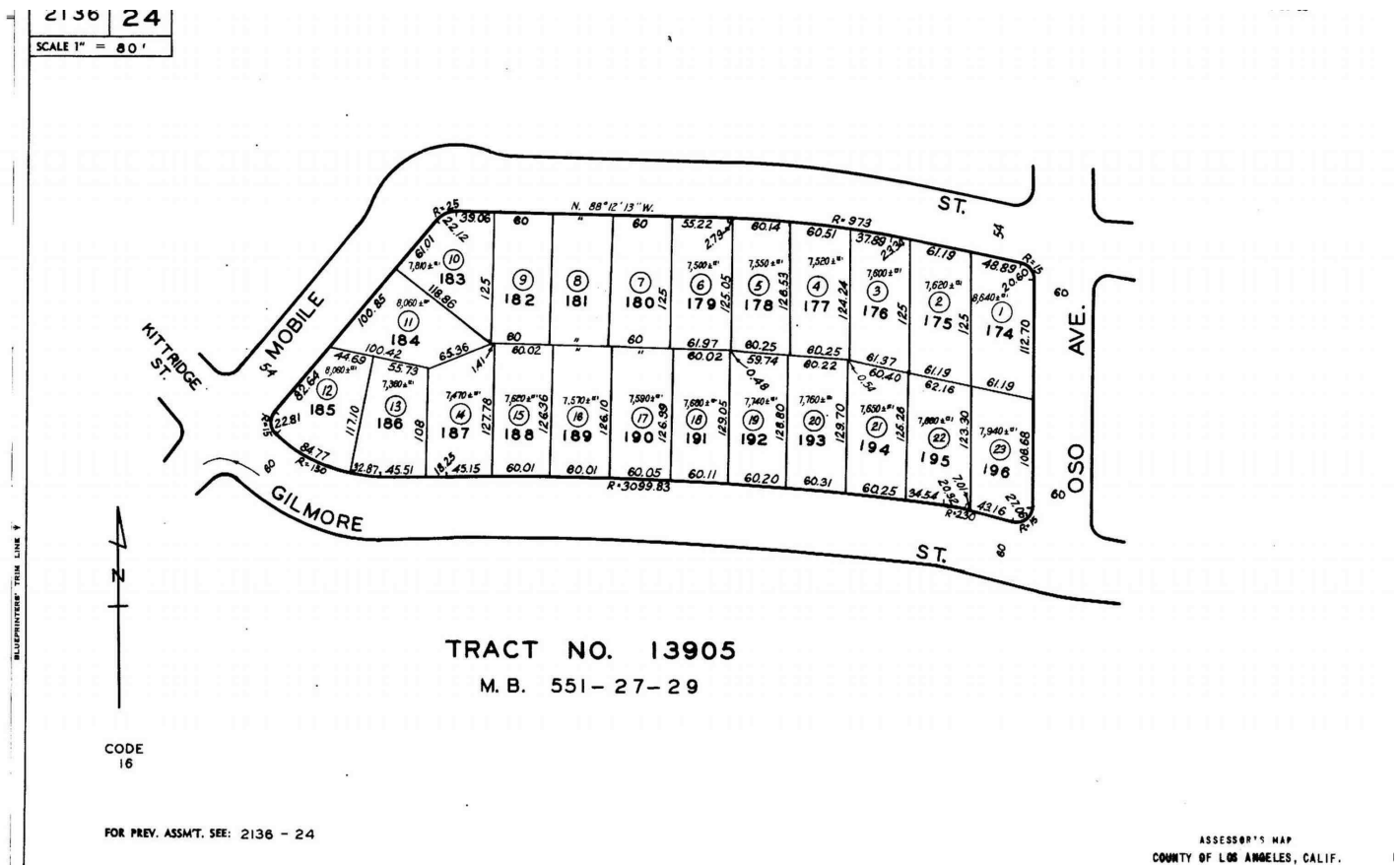
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Date	06/28/1994		01/20/1987		09/02/1982
Mortgage Amount	\$31,600		\$113,600		\$10,000
Mortgage Lender	US Small Busn Admn		Investment S&L		
Mortgage Code	Conventional		Conventional		Private Party Lender



\*Lot Dimensions are Estimated

# Plat Map

Borrower	Redwood Holding LLC		
Property Address	20344 Mobile St		
City	Winnetka	County Los Angeles	State CA Zip Code 91306
Lender/Client	Wedgewood Inc.		



# Flood Map

Borrower	Redwood Holding LLC			
Property Address	20344 Mobile St			
City	Winnetka	County	Los Angeles	State CA Zip Code 91306
Lender/Client	Wedgewood Inc.			

★ Try Our New Search

Criteria Map Results

Previous Next · 5 of 5 Checked 1 All · None · Page Agent 1 Line display

Display 360 Property View at 1 per page

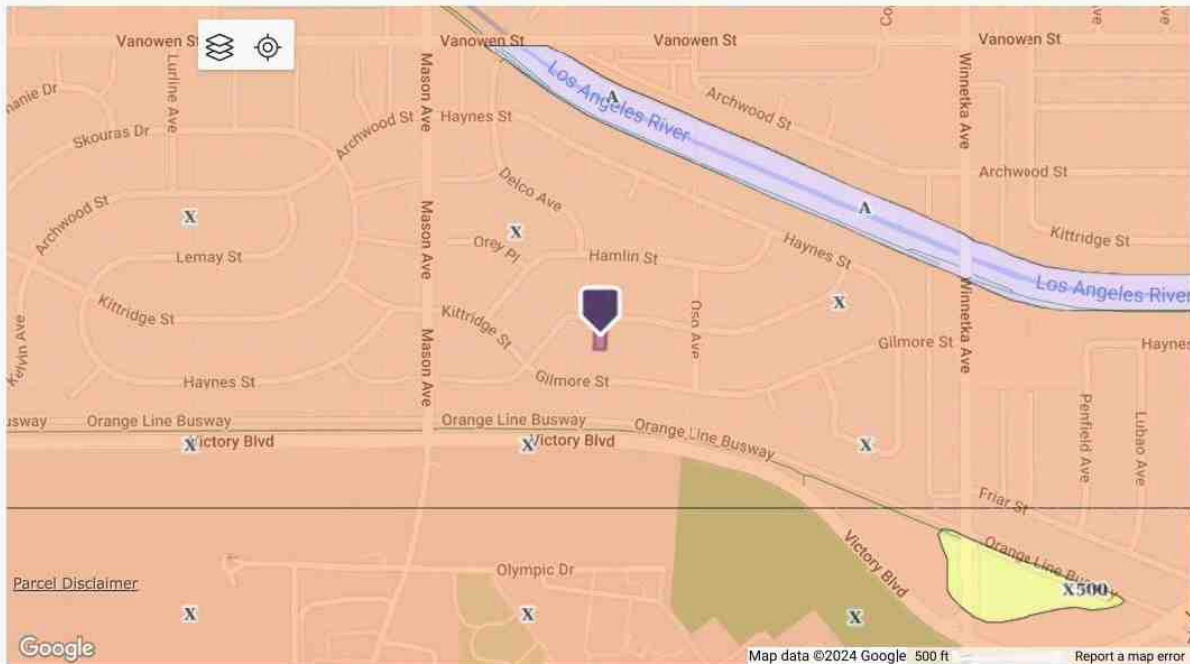
20344 Mobile Street, Winnetka, CA 91306

[View Comparable Properties](#)

## Flood Map

**Flood Zone Code:** X  
**Flood Zone Date:** 09/26/2008  
**Flood Zone Panel:** 06037C1280F  
**Flood Code Description:** Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.

**Special Flood Hazard Area (SFHA):** Out  
**Within 250 Feet of Multiple Flood Zone:** No  
**Flood Community Name:** LOS ANGELES



■ Coastal 100-Year Floodway   
 ■ Coastal 100-year Floodplain   
 ■ 100-year Floodway   
 ■ 100-year Floodplain   
 ■ Undetermined  
■ 500-year Floodplain incl. levee protected area   
■ Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Property Type is 'Residential'  
 Zip Code is '91306'  
 Street Number Numeric is 20344  
 Ordered by Standard Status, MLS Area Major, Close Price, List Price  
 Found 5 results in 0.02 seconds.



# Aerial Map

Borrower	Redwood Holding LLC						
Property Address	20344 Mobile St						
City	Winnetka	County	Los Angeles	State	CA	Zip Code	91306
Lender/Client	Wedgewood Inc.						



# S/P mls Sheet - Page 1

Borrower	Redwood Holding LLC				
Property Address	20344 Mobile St				
City	Winnetka	County	Los Angeles	State	CA
Lender/Client	Wedgewood Inc.	Zip Code	91306		

**20344 Mobile Street, Winnetka, CA 91306**

[View Comparable Properties](#)

**Listing**

**20344 Mobile St, Winnetka 91306**

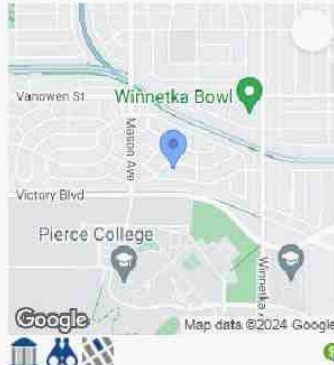
STATUS: **Closed**

LIST/CLOSE: **\$800,000/\$807,000** ↑

North on Winnetka, West on Gilmore, North on Oso, West on Mobile



1 / 1



BED / BATH: **4/3,0,0,0**  
 SQFT(src): **1,870 (A)**  
 PRICE PER SQFT: **\$431.55**  
 LOT(src): **7,503/0.1722 (A)**  
 LEVELS: **One**  
 GARAGE: **2/Detached**  
 YEAR BUILT(src): **1956 (ASR)**  
 PROP SUB TYPE: **SFR/D**  
 DOM / CDOM: **5/5**  
 SLC: **Probate Listing**  
 PARCEL #: **2136024008**  
 LISTING ID: **SR24010516**

[Submit Offer](#)

Recent: **02/16/2024 : SOLD : P->S**

**DESCRIPTION**

Welcome to this good size fixer adjacent to Woodland Hills, minutes away from Pierce College, Warner Center Shopping, Freeways, & more! Calling all investors and DIY's, this is the perfect opportunity for those with a vision to create their dream home and/or make it their own. Set back from the street and private, this property has the potential to become a true gem with a little TLC. Spanning over 1800 square feet of living space, this spacious home offers four bedrooms and three baths, including an en-suite primary bathroom for added convenience and privacy. The cozy living room features a fireplace, creating the possibility for warm and inviting gatherings or quiet evenings at home. Step outside to discover a private backyard and a refreshing pool, perfect for enjoying the outdoor sunshine. The low-maintenance backyard ensures you can spend more time relaxing and less time and cost on upkeep. The front yard is lovely with a small yard, boasting an eye-catching entry door, past a front gate, and dual pane windows throughout. Additionally, this property offers a bonus room featuring a sink and cabinets, providing extra space for a home office, playroom, or whatever your heart desires. The potential is endless! Don't miss this great opportunity to make this home, truly your own, with a 2 car garage, in home private laundry room, and front patio with a lovely fountain. With its prime location, ample living space, and potential for customization, this property is waiting for the right buyer to transform it into their vision and dream. Schedule an appointment today! Additional features include: newer front door, dual pane windows, newer pool pump.

EXCLUSIONS:

INCLUSIONS: **Everything inside; including washer/dryer/ fridge**

AREA: **WIN - Winnetka**  
 SUBDIVISION: **/**  
 COUNTY: **Los Angeles**  
 SENIOR COMMUNITY?: **No**  
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$800,000**  
 BASEMENT SQFT:  
 COMMON WALLS: **No Common Walls**  
 PARKING: **Converted Garage, Driveway, Garage, Garage Faces Front, Garage - Single Door**  
 HORSE:  
 PROBATE AUTHORITY: **Court Confirmation Not Required**

ROOM TYPE: **All Bedrooms Down, Bonus Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Bathroom, Primary Bedroom**  
 EATING AREA: **Dining Room, Separated**

COOLING: **Wall/Window Unit(s)**  
 HEATING: **Central**  
 VIEW: **None**  
 WATERFRONT:  
 LAUNDRY: **Dryer Included, Individual Room, Inside, Washer Included**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

**INTERIOR**

INTERIOR:  
 MAIN LEVEL BEDROOMS: **4**  
 MAIN LEVEL BATHROOMS: **3**

ACCESSIBILITY:  
 APPLIANCES: **Dishwasher, Double Oven, Gas Cooktop, Refrigerator**  
 KITCHEN FEATURES: **Tile Counters**  
 BATHROOM FEATURES: **Bathtub, Shower, Shower in Tub, Double sinks in bath(s)**

FLOORING: **Carpet, Tile**  
 ENTRY LOC/ENTRY LVL: **Front gate, front door, no steps/1**  
 FIREPLACE: **Living Room**

**EXTERIOR**

EXTERIOR:  
 FENCING:  
 DIRECTION FACES:

SECURITY:  
 SEWER: **Public Sewer**

LOT: **Front Yard, No Landscaping**  
 POOL: **Private, In Ground**

PATIO/PORCH: **Concrete, Patio**  
 SPA:

**BUILDING**

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE:  
 DOOR:  
 WINDOW:

ROOF:  
 FOUNDATION DTLS:  
 PROP COND: **Fixer**

CONSTR MTLs:  
 OTHER STRUCT:  
 NEW CONSTRUCTION YN: **No**

## S/P mls Sheet - Page 2

Borrower	Redwood Holding LLC			
Property Address	20344 Mobile St			
City	Winnetka	County	Los Angeles	State CA Zip Code 91306
Lender/Client	Wedgewood Inc.			

<b>GARAGE AND PARKING</b>			
ATTACHED GARAGE?: <b>Detached</b>	PARKING TOTAL: <b>2</b>	GARAGE SPACES: <b>2</b>	CARPORT SPACES:
UNCOVERED SPACES:	# REMOTES:	RV PARK DIM:	
<b>GREEN</b>			
GREEN ENERGY GEN:	GREEN ENERGY EFF:	GREEN SUSTAIN:	GREEN WTR CONSERV:
WALK SCORE:			
<b>POWER PRODUCTION</b>			
POWER PRODUCTION: <b>No</b>	GREEN VERIFICATION: <b>No</b>		
<b>COMMUNITY</b>			
HOA FEE: <b>\$0</b>	HOA NAME:	HOA PHONE:	# OF UNITS: <b>1</b>
HOA FEE 2:	HOA NAME 2:	HOA PHONE 2:	# UNITS IN COMMUNITY:
HOA FEE 3:	HOA NAME 3:	HOA PHONE 3:	STORIES TOTAL: <b>1</b>
COMMUNITY: <b>Sidewalks, Street Lights</b>	HOA AMENITIES:		
HOA MANAGEMENT NAME:			
HOA MANAGEMENT NAME 2:			
HOA MANAGEMENT NAME 3:			
<b>LAND</b>			
LAND LEASE?: <b>No</b>	LAND LEASE AMOUNT:	UTILITIES:	TAX LOT: <b>181</b>
PARCEL #: <b>2136024008</b>	LAND LEASE AMT FREQ:	ELECTRIC:	TAX BLOCK:
ADDITIONAL APN(s): <b>No</b>	LAND LEASE PURCH?:	WATER SOURCE: <b>Public</b>	TAX TRACT #: <b>13905</b>
	LAND LEASE RENEW:	LOT SIZE DIM:	ZONING: <b>LARS</b>
		ASSESSMENTS: <b>Unknown</b>	TAX OTHER ASSESSMENT: <b>\$363</b>
			TAX OTHER ASSESS SOURCE: <b>Estimated</b>
<b>SCHOOL</b>			
HIGH SCHOOL DISTRICT: <b>Los Angeles Unified</b>	ELEMENTARY:	MIDDLE/JR HIGH:	HIGH SCHOOL:
Unified	ELEM SOURCE:	MIDDLE/JR SOURCE:	HIGH SOURCE:
HIGH SCH DIST SOURCE:	ELEMENTARY OTHER:	MIDDLE/JR HIGH OTHER:	HIGH SCHOOL OTHER:
<b>LISTING</b>		<b>DATES</b>	
BAC: <b>2.5%</b>	TERMS: <b>Cash, Cash to New Loan</b>	LIST CONTRACT DATE: <b>01/17/24</b>	
BAC RMRKS:	LIST AGRM: <b>Exclusive Right To Sell</b>	START SHOWING DATE:	
DUAL/VARI COMP?: <b>No</b>	LIST SERVICE: <b>Full Service</b>	ON MARKET DATE: <b>01/19/24</b>	
LEASE CONSIDERED?: <b>No</b>	AD NUMBER:	PRICE CHG TIMESTAMP:	
CURRENT FINANCING:	DISCLOSURES:	STATUS CHG TIMESTAMP: <b>02/16/24</b>	
POSSESSION:	INTERNET, AVM?/COMM?: <b>Yes/Yes</b>	MOD TIMESTAMP: <b>02/16/24</b>	
SIGN ON PROPERTY?: <b>No</b>	INTERNET?/ADDRESS?: <b>Yes/Yes</b>	EXPIRED DATE: <b>04/17/24</b>	
CONTINGENCY LIST:	NEIGHBORHOOD MARKET REPORT YN?: <b>Yes</b>	PURCH CONTRACT DATE: <b>01/24/24</b>	
		CLOSE DATE: <b>02/16/24</b>	
CONTINGENCY:			
<b>PRIVATE REMARKS: CASH ONLY (or equivalent) with short close and shortened or no contingencies due to back mortgage owed. Property is being sold in as-is condition. No repairs or credits will be made. No known NOD has been filed. 1/24 12PM OFFER DEADLINE. No court confirmation required. Home is not vacant. Please do not show unless you have an appointment. Homeowner passed away peacefully in the home last year. Seller and/or seller's agent make no representation as to room count, square footage, lot size, etc. Buyer to verify with appropriate entities and satisfy self. Submit offers with proof of funds to Marite@MariteHomes.com. Feel free to reach out with any questions. Thank you for your interest and cooperation.</b>			
<b>SHOWING INFORMATION</b>			
SHOW CONTACT TYPE: <b>See Remarks</b>	LOCK BOX LOCATION: <b>Front gate</b>	OCCUPANT TYPE: <b>Owner</b>	
SHOW CONTACT NAME:	LOCK BOX TYPE: <b>Combo, See Remarks</b>	OWNER'S NAME:	
SHOW CONTACT PH:			
SHOW INSTRUCTIONS: <b>No showings until first open house, OPEN HOUSE: SAT 1/20 12-3PM SUN 1/21 12-3PM. Easy to show after that! Showings from 10am-6pm every day with a 30 minute notice prior to showing. Please text with a picture of your business card and we will send you a combo code with confirmation. Thank you for showing!</b>			
DIRECTIONS: <b>North on Winnetka, West on Gilmore, North on Oso, West on Mobile</b>			
<b>AGENT / OFFICE</b>		<b>CONTACT PRIORITY</b>	
LA: <b>(F207056961) Marite Matassa</b>	LA State License: <b>01867409</b>	1.LA CELL: <b>818-605-1220</b>	
CoLA:	CoLA State License:	2.LA TEXT: <b>818-605-1220</b>	
LO: <b>(F2435001) Pinnacle Estate Properties</b>	LO State License: <b>00905345</b>	3.LA EMAIL: <b>Marite@MariteHomes.com</b>	
LO PHONE: <b>818-993-7370Ext:0</b>	LO FAX: <b>818-772-4695</b>	4.LA DIRECT: <b>818-534-4186</b>	
CoLO:	CoLO State License:	5.LA CELL: <b>818-605-1220</b>	
CoLO PHONE:	CoLO FAX:	6.LA TEXT: <b>818-605-1220</b>	
	Offers Email: <b>Marite@MariteHomes.com</b>		
<b>COMPARABLE INFORMATION</b>			
CLOSE PRICE: <b>\$807,000</b>	BA: <b>(SR207066888)</b>	CoBA: <b>()</b>	BUYER FINANCING: <b>Cash</b>
LIST PRICE: <b>\$800,000</b>	<b>Spencer Salter</b>	CoBO:	CONCESSIONS \$: <b>\$0</b>
LIST \$ ORIGINAL: <b>\$800,000</b>	BO: <b>RE/MAX One</b>	CoBA State License:	CONCESSION CMTS: <b>None given</b>
PURCH CONTRACT DATE: <b>01/24/24</b>	BA State License: <b>02082680</b>	CoBO State License:	COE DATE: <b>02/16/24</b>
DOM/CDOM: <b>5/5</b>	BO State License: <b>00965994</b>		
<b>PHOTOS</b>			

## Subject Photo Page

Borrower	Redwood Holding LLC						
Property Address	20344 Mobile St						
City	Winnetka	County	Los Angeles	State	CA	Zip Code	91306
Lender/Client	Wedgewood Inc.						



### Subject Front

20344 Mobile St  
Sales Price  
Gross Living Area 1,870  
Total Rooms 7  
Total Bedrooms 4  
Total Bathrooms 3.0  
Location N;Res;  
View N;Res;  
Site 7500 sf  
Quality Q3  
Age 68



### Subject Address



### Subject Street

## Photograph Addendum

Borrower	Redwood Holding LLC				
Property Address	20344 Mobile St				
City	Winnetka	County	Los Angeles	State	CA Zip Code 91306
Lender/Client	Wedgewood Inc.				



**Side**



**Side**



**Street looking West**

## Comparable Photo Page

Borrower	Redwood Holding LLC				
Property Address	20344 Mobile St				
City	Winnetka	County	Los Angeles	State	CA
Lender/Client	Wedgewood Inc.				
				Zip Code	91306



### Comparable 1

20637 Skouras Dr	
Prox. to Subject	0.41 miles NW
Sale Price	855,000
Gross Living Area	1,362
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7500 sf
Quality	Q3
Age	70



### Comparable 2

6915 Lubao Ave	
Prox. to Subject	0.67 miles NE
Sale Price	875,000
Gross Living Area	1,533
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6752 sf
Quality	Q3
Age	75



### Comparable 3

20277 Mobile St	
Prox. to Subject	0.11 miles E
Sale Price	820,000
Gross Living Area	1,284
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7598 sf
Quality	Q3
Age	69

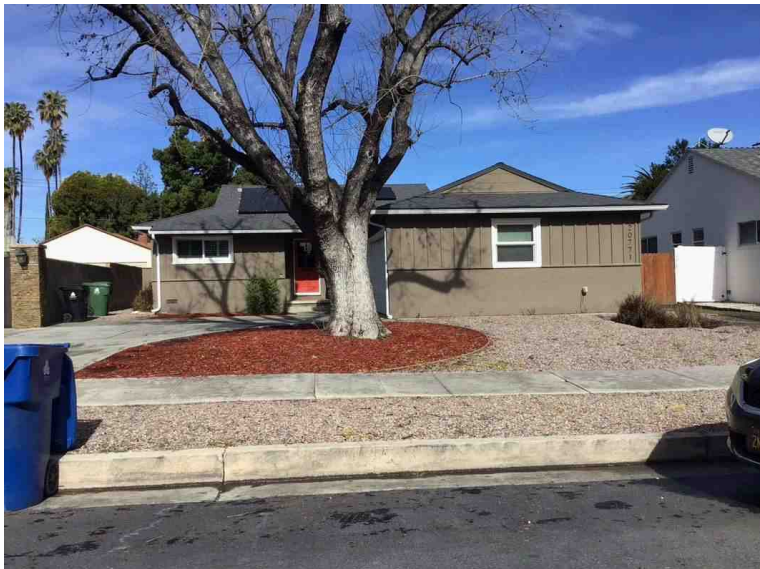
## Comparable Photo Page

Borrower	Redwood Holding LLC				
Property Address	20344 Mobile St				
City	Winnetka	County	Los Angeles	State	CA
Lender/Client	Wedgewood Inc.				
				Zip Code	91306



### Comparable 4

6601 Gazette Ave  
 Prox. to Subject 0.61 miles W  
 Sale Price 915,000  
 Gross Living Area 1,606  
 Total Rooms 6  
 Total Bedrooms 4  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 7368 sf  
 Quality Q3  
 Age 68



### Comparable 5

20773 Skouras Dr  
 Prox. to Subject 0.57 miles W  
 Sale Price 1,170,000  
 Gross Living Area 1,779  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location N;Res;  
 View N;Res;  
 Site 7636 sf  
 Quality Q3  
 Age 68

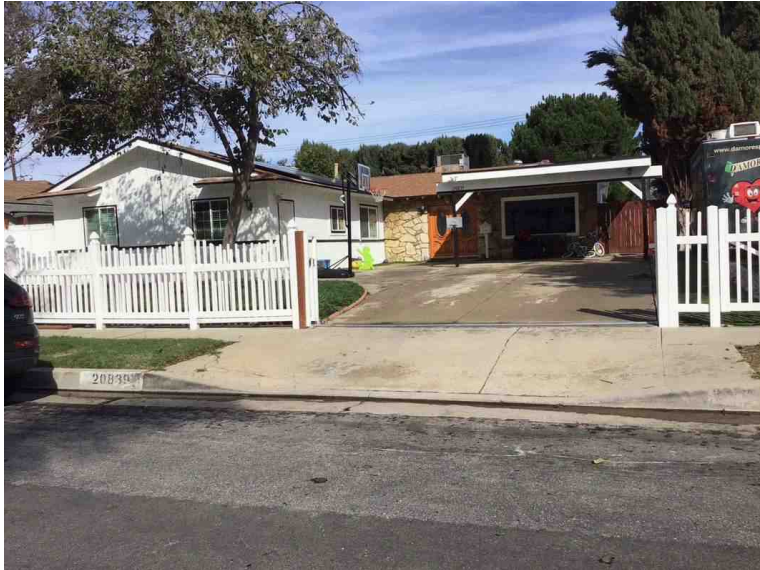


### Comparable 6

19716 Hatton St  
 Prox. to Subject 1.59 miles NE  
 Sale Price 875,000  
 Gross Living Area 2,144  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 2.1  
 Location N;Res;  
 View N;Res;  
 Site 5866 sf  
 Quality Q3  
 Age 56

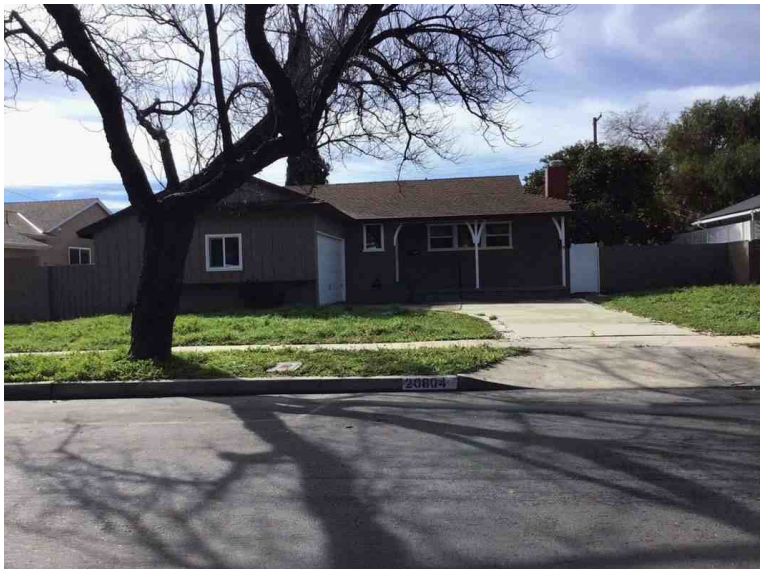
## Comparable Photo Page

Borrower	Redwood Holding LLC			
Property Address	20344 Mobile St			
City	Winnetka	County	Los Angeles	State CA Zip Code 91306
Lender/Client	Wedgewood Inc.			



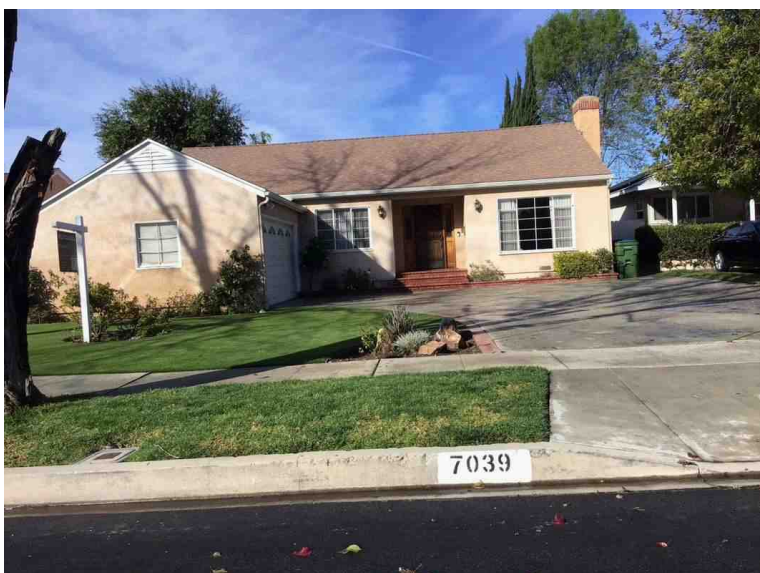
### Comparable 7

20839 Cohasset St	
Prox. to Subject	1.30 miles NW
Sale Price	853,000
Gross Living Area	1,693
Total Rooms	7
Total Bedrooms	5
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	7503 sf
Quality	Q3
Age	63



### Comparable 8

20804 Hart St	
Prox. to Subject	0.75 miles NW
Sale Price	850,000
Gross Living Area	1,219
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7569 sf
Quality	Q3
Age	70



### Comparable 9

7039 Penfield Ave	
Prox. to Subject	0.73 miles NE
Sale Price	850,000
Gross Living Area	1,817
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	8102 sf
Quality	Q3
Age	71



## Comparable Photo Page

Borrower	Redwood Holding LLC						
Property Address	20344 Mobile St						
City	Winnetka	County	Los Angeles	State	CA	Zip Code	91306
Lender/Client	Wedgewood Inc.						



### Comparable 10

20442 Gilmore St  
Prox. to Subject 0.12 miles SW  
Sale Price 875,000  
Gross Living Area 1,235  
Total Rooms 5  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res;  
Site 7499 sf  
Quality Q3  
Age 68

### Comparable 11

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

### Comparable 12

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

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Condition Ratings and Definitions

#### C1

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

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

#### C2

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

#### 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.

#### 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.

#### C5

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

#### 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.

### Quality Ratings and Definitions

#### Q1

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

#### Q2

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

#### 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.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

## Quality Ratings and Definitions (continued)

### Q5

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

### Q6

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

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

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

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

### Updated

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

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

### Remodeled

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

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

## Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.



# E and O 2024

Borrower	Redwood Holding LLC						
Property Address	20344 Mobile St						
City	Winnetka	County	Los Angeles	State	CA	Zip Code	91306
Lender/Client	Wedgewood Inc.						



301 E. Fourth Street, Cincinnati, OH 45202

## DECLARATIONS for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

### THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP4113770-23**

Renewal of: **RAP4113770-22**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.  
100 River Ridge Drive, Suite 301 Norwood, MA 02062**

Item 1. **Named Insured:** **Robert Bronley**

Item 2. **Address:** **4037 Phelan Rd. Suite A169**

City, State, Zip Code: **Phelan, CA 92371**

Item 3. **Policy Period:** From 12/10/2023 To 12/10/2024  
(Month, Day, Year) (Month, Day, Year)

(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

- A. \$ 500,000 **Damages** Limit of Liability – Each Claim
- B. \$ 500,000 **Claim Expenses** Limit of Liability – Each Claim
- C. \$ 1,000,000 **Damages** Limit of Liability – Policy Aggregate
- D. \$ 1,000,000 **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible** (Inclusive of **Claim Expenses**):

- A. \$ 500 Each Claim
- B. \$ 1,000 Aggregate

Item 6. **Premium:** \$ **835.00**

Item 7. **Retroactive Date** (if applicable): **12/10/1991**

Item 8. **Forms, Notices and Endorsements attached:**


D42100 (03/15) D42300 CA (10/13) IL7324 (07/21)  
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)  
D42414 (08/19)

  
Authorized Representative

2024' CA License

Borrower	Redwood Holding LLC						
Property Address	20344 Mobile St						
City	Winnetka	County	Los Angeles	State	CA	Zip Code	91306
Lender/Client	Wedgewood Inc.						

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



**Robert Bronley**

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

“Certified General Real Estate Appraiser”

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

**BREA APPRAISER IDENTIFICATION NUMBER: AG 004659**

Effective Date: September 27, 2022  
Date Expires: September 26, 2024

*Loretta Dillon*  
Loretta Dillon, Deputy Bureau Chief, BREA

3066731

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