**Exterior-Only Inspection Residential Appraisal Report** 

|                   |   | cu:  |  |  |  | 0 1 1  | 7 15 1   | -11  | 110010   |  | 1 (1   | - ( - 1  |  | 6.0  |  | , ,   | 0 11 1   | ,   |
|-------------------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|--|---|
| _                 |   |  |  |  | ort is to provid   | e the lende  | er/client w  |  |  | and a  | adequately supp  |  | opinic   |  |  |   | -  |   |
|                   | Property Ad   | dress 824  | Merce  | ed Dr  |  |  |  | C  | ity  |  | Camarille  | )  |  | Stat   | te CA  | Zip C   | ode 9301   | 0-2345  |
|                   | Borrower  | Red  | wood   | Holdings I   | LLC  | Owner of F   | Public Red   | cord N   | <u> 10RTG</u>  | <u> 4G</u> E   | ASSETS MO  | MT   | SER  | TRUST  | County   |   | Ventura  | a   |
|                   |   |  |  | _  | T: 5 MAPN  |  |  |  |  |  |  |  |  |  |  |   |  |   |
|                   | Assessor's F  |  |  | -063-025   |  |  |  |  |  |  | Tax Year   |  | 20   | )23  | DE   | Tayor   | \$ 1,176   |   |
|                   |   |  |  |  |  |  |  |  |  |  |  |  |  | 123  |  |   |  |   |
| L<br>L            | Neighborho  |  | $\overline{}$  | $\overline{}$  |  |  |  |  | Map R  | etere  |  |  | 1/F4   |  |  | sus Tra   | <u> </u>   | 2.03  |
| 2                 | Occupant  | X Owner  |  |  | Vacant Spec  | <u>ial Assessr</u>   | ments \$   |  | 0  |  | PUD  | H  | OA \$  |  | 0  |   | per year   | per month   |
| 9                 | Property Rig  | ghts Apprais   | ed X   | Fee Simp   | ole Lease  | hold   | Other (de  | escribe)   | )  |  |  |  |  |  |  |   |  |   |
| מ                 | Assignment  | -  |  | se Transact  |  | finance Tra  | nsaction   | X  | )ther (des   | crihe  | ) Loan Servi   | cina   |  |  |  |   |  |   |
|                   |   |  |  |  |  | illiance ma  |  |  | _  |  |  |  | ito 10   | )0 Boo   | landa E  | oooh  | CA 00279   |   |
|                   | Lender/Clier  |  |  |  |  |  |  |  |  |  | an Beach Bl  |  |  |  |  |   |  |   |
|                   |   |  |  |  |  |  |  |  |  |  | s prior to the eff   |  |  |  |  |   | res No   |   |
|                   | Report data   | source(s) u  | sed, off   | ferings price  | e(s), and date(  | s). DOM  | 1 48;Sub   | oject v  | vas liste  | d or   | 1 01/09/2024   | for \$   | 967,5  | 500. Th  | e price  | chang   | ged to \$890.  | 000. It   |
|                   | sold on 06  | 6/21/2024  | for \$8  | 360,000;C  | RMLS#SR2   | 24005359   | 9;   |  |  |  |  |  |  |  |  |   |  |   |
|                   | I did   | did no   | t analy:   | ze the contr   | act for sale for   | the subject  | et nurchas   | e trans  | saction E  | xnlaiı   | n the results of t   | he ana   | alvsis (   | of the co  | ntract for   | sale or   | why the analy  | rsis was not  |
|                   |   | ala ile  | t dilaiy2  | 20 1110 0011111  | adt 101 daid 101   | uio oubjec   | or paronac   | o traine   | , aoi aoi a  | хрішіі   | Turo rodano or t   | iio aiic   | ary oro v  | 31 1110 001  | 1111401101   | oulo oi   | willy the arialy   | olo wao riot  |
| 5                 | performed.  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |   |
| ₹                 |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |   |
| Ľ                 | Contract Pri  | ice\$  |  | Date o   | of Contract  |  | Is the pro   | operty   | seller the   | owne   | er of public reco  | rd?  | Ye   | es N   | lo Data  | Source  | e(s)   |   |
| 2                 | Is there any  | financial as   | sistano  | e (loan chai   | rges sale con  | cessions o   | ift or dow   | nnavm  | ent assist   | lance  | , etc.) to be paid   | hv a   | nv nart  | v on beh   | alf of the   | borrov  | ver? Ye  | s No  |
| 5                 | -   |  |  | •  | -  | _  |  | puj  | 0111 000101  |  | , oto., to be pain   |  | ., pa.,  | ., 011 501   |  | 501101  |  |   |
| د                 | ii res, repo  | it the total o   | Olial all  | ilount and u   | escribe the ite  | ilis to be p   | alu.   |  |  |  |  |  |  |  |  |   |  |   |
|                   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |   |
|                   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |   |
|                   | Note: Race  | and the ra   | cial cor   | nposition o  | of the neighbo   | orhood are   | not ann  | raisal   | factors.   |  |  |  |  |  |  |   |  |   |
|                   |   | leighborho   |  |  |  |  |  |  | nit Housi  | ina T  | rends  |  |  | One-U  | Init Hous  | ina   | Present Land   | llse %  |
|                   |   |  | $\overline{}$  |  | 1  | Drawer   |  |  |  |  |  | D- "   | nim r  |  |  |   |  |   |
| Ą                 | Location  | Urban  | $\overline{}$  | uburban  | Rural  | Property \   |  | _  | easing   | =  | Stable   | Decli  |  | PRICE  |  | AGE   | One-Unit   | 85 %  |
| $\exists$         | Built-Up X  | Over 75%   |  | 5-75%  | Under 25%  | Demand/S   |  | _  | rtage  | X  | In Balance   | OverS  | upply  | \$ (000)   |  | (yrs)   | 2-4 Unit   | 00 %  |
| ᅱ                 | Growth  | Rapid  | X St   | table  | Slow   | Marketing  | Time   | X Und  | er 3 mths  |  | 3-6 mths   | Over6  | mths   | 700  | Low  | 9   | Multi-Family   | 5 %   |
| Y                 |   |  |  |  |  |  |  |  |  |  | Lewis Rd is  |  | -  | 1,900  | High   | 92  | Commercial   | 5 %   |
| 5                 |   |  |  | _  | o to tile HUI  | ∟аъ Г  | osas K   | .u 13 lC   | , u i C 301  | aul.   | ECANIO LVO 19  | U III  | +  |  |  |   |  |   |
| n                 | east. Cres  |  |  |  |  |  |  |  |  |  |  |  |  | 940  | Pred.  | 60  | Other Vac/   |   |
| H                 | Neighborho  | od Descripti   | on Su  | bject neigh  | borhood is wi  | thin 1-2 mi  | iles from  | educat   | tional, ret  | ail, a   | nd employmen   | t distr  | icts ar  | ıd all cor   | nsumers  | upport  | facilities inclu   | ding public   |
| Ħ                 | transportati  | ion, and fre   | eways  | . Neighbor   | rhood employ   | ment stat  | oility, pro  | perty c  | ompatibi   | ility a  | nd the protecti  | on fro   | m det  | trimenta   | I condition  | ons as  | well as the a  | dequacy of  |
| ž                 |   |  |  |  | protection, a  |  |  |  | <u> </u>   |  |  |  |  |  |  |   |  |   |
|                   |   |  |  |  |  |  |  |  |  |  |  |  | م مامام  | 4 41 4:  | f:.  |   | tion Thoma   |   |
|                   |   | •  |  |  |  |  |  |  |  | area   | were relative  | y Sta  | abie a   | at the ti  | me or ir   | ispec   | uon. mere  | was   |
|                   | fluctuation   | n of media   | n pric   | es. Howe   | ever, this wa  | as typical   | in the r   | narke  | t area.  |  |  |  |  |  |  |   |  |   |
|                   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |   |
|                   | Dimensions  | See  | Site I   | Map for A  | rea Calcula  | tion   | Area   | 1  | 0045 sf  |  | Shape  | Re   | ctang  | ular   | View   |   | N;Res  |   |
|                   | Specific Zon  |  |  |  |  |  |  |  |  |  |  |  | - tog  |  | V 1011   |   | ,  | '   |
|                   |   |  | otion  |  | D1 10  |  | Zanina   | Dogorin  | otion Sin  | ala  | Eamily Dacid   |  | I EK   | caft mir   | a lot  |   |  |   |
|                   |   |  |  |  | R1-10  |  |  |  |  | _  | Family Resid   |  |  | sqft mir   | n lot  |   |  |   |
|                   | Zoning Com  | npliance >   | Lega   |  | al Nonconform  | -  | fathered L   | Jse)   | No Zo  | ning   | Illegal (des   | scribe   |  |  |  |   |  |   |
|                   | Zoning Com  | npliance >   | Lega   |  | al Nonconform  | -  | fathered L   | Jse)   | No Zo  | ning   |  | scribe   |  |  |  | lf No, d  | lescribe. The  | highest   |
|                   | Zoning Com<br>Is the highes   | npliance >   | Legause of s   | subject prop   | al Nonconform<br>erty as improv  | ed (or as p  | fathered l<br>roposed p  | Jse) [<br>per plai   | No Zo  | ning<br>ecific   | Illegal (des   | scribe)<br>ent us  | e? [   | X Yes [  |  | lf No, d  | lescribe. The  | highest   |
|                   | Zoning Com<br>Is the highes<br>and best u   | npliance ><br>st and best<br>use meets   | Lega<br>use of s<br>legal  | subject prop<br>permissil  | al Nonconform<br>erty as improv  | ed (or as p<br>cal possib  | fathered l<br>roposed poility, fin   | Jse) [<br>per plai<br>ancial   | No Zons and sp<br>I feasibil   | ning<br>ecific<br>lity,  | Illegal (destations) the pres  | scribe)<br>ent us<br>n pro   | e?   | X Yes vity.  | No   | lf No, d  |  |   |
| ш                 | Zoning Com<br>ls the highes<br>and best u<br>Utilities P  | st and best<br>use meets   | Lega<br>use of s<br>legal  | subject prop<br>permissil  | al Nonconform<br>erty as improv<br>bility, physic  | ed (or as p<br>cal possib  | fathered L<br>proposed poility, fin<br>Public  | Jse) [<br>per plai<br>ancial   | No Zo  | ning<br>ecific<br>lity,  | Illegal (decations) the present maximur  | scribe)<br>ent us<br>n pro<br>off-site   | e? []<br>ducti<br>e Impr   | X Yes vity.  |  | If No, d  | Public   | highest  Private  |
| <u> Ц</u>         | Zoning Com<br>Is the higher<br>and best u<br>Utilities P<br>Electricity   | npliance > st and best use meets Public Other  | Lega<br>use of s<br>legal  | subject prop<br>permissil  | al Nonconform<br>erty as improv<br>bility, physic<br>Water   | ed (or as p<br>cal possib  | fathered to<br>proposed poility, fin<br>Public   | Jse) [<br>per plai<br>ancial   | No Zons and sp<br>I feasibil   | ning<br>ecific<br>lity,  | Illegal (destations) the pres<br>and maximur<br>C  | ent us<br>ent us<br>n pro<br>off-site  | e? []<br>ducti<br>e Impr   | X Yes vity.  | No   | If No, d  |  |   |
| NIP<br>L          | Zoning Com<br>Is the higher<br>and best u<br>Utilities P<br>Electricity<br>Gas  | st and best<br>use meets<br>Public Oth   | Lega<br>use of s<br>legal<br>er (des   | subject prop<br>permissil<br>cribe)  | al Nonconform<br>erty as improv<br>bility, physic<br>Water<br>Sanita   | ed (or as p<br>cal possib<br>ary Sewer   | fathered L<br>proposed polity, fin<br>Public<br>X  | Jse) [ per plai ancia Other  | No Zons and sp<br>I feasibil   | ning<br>ecific<br>lity,  | and maximur  Stree Alley   | ent us<br>ent us<br>n pro<br>off-site<br>et Po   | e? [] ducti e Impr d one   | X Yes<br>vity.   | No<br>tsType   |   | Public X   | Private   |
| П                 | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spec  | npliance > st and best use meets Public Oth X X  Cial Flood Ha   | Lega<br>use of s<br>legal<br>er (dese  | permissil cribe)   | al Nonconform erty as improv bility, physic  Water Sanita es X No F  | ed (or as p<br>cal possib<br>ary Sewer<br>EEMA Floor   | fathered Unroposed polity, fin Public X X  | Jse) per plai ancia Other  | No Zons and sp<br>I feasibil   | ning<br>ecific<br>lity,  | Illegal (destations) the pres<br>and maximur<br>C  | ent us<br>ent us<br>n pro<br>off-site<br>et Po   | e? [] ducti e Impr d one   | X Yes<br>vity.   | No<br>tsType   |   | Public   | Private   |
| AIL<br>AIL        | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spec  | npliance > st and best use meets Public Oth X X  Cial Flood Ha   | Lega<br>use of s<br>legal<br>er (dese  | permissil cribe)   | al Nonconform<br>erty as improv<br>bility, physic<br>Water<br>Sanita   | ed (or as p<br>cal possib<br>ary Sewer<br>EEMA Floor   | fathered Unroposed polity, fin Public X X  | Jse) [ per plai ancia Other  | No Zo<br>ns and sp<br>I feasibil<br>(describe  | ning<br>ecific<br>lity,<br>e)  | and maximur  Stree Alley   | ent us<br>ent us<br>n pro<br>off-site<br>et Po   | e? [] ducti e Impr d one   | X Yes<br>vity.   | No<br>tsType   |   | Public X   | Private   |
| A I I             | Zoning Com Is the higher and best t Utilities P Electricity Gas FEMA Spec Are the utilit  | npliance > st and best use meets Public Other   X  | Lega<br>use of s<br>legal<br>er (dese  | permissil cribe)  rea Ye   | al Nonconform erty as improv bility, physic  Water Sanita es X No F ts typical for th  | ed (or as p<br>cal possib<br>ary Sewer<br>EMA Flood<br>e market a  | fathered Loroposed polity, fin Public X X d Zone X area? X   | per planancial Other   | No Zons and sp<br>I feasibil<br>(describe  | ning<br>ecific<br>lity,<br>e)<br>FE  | Illegal (desations) the present maximur  Stree Alley MA Map # 06 0, describe.  | ent us<br>ent us<br>m pro<br>off-site<br>et Pv<br>No<br>1110   | elmpr<br>done  | X Yes Vity.  | No<br>tsType   | Map D   | Public X ate 01/07/20  | Private   |
| III.O             | Zoning Com Is the higher and best t Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar   | npliance > st and best use meets Public Other  X   Stail Flood Harites and/or one of the control | Lega<br>use of s<br>legal<br>er (dese  | permissil cribe)  rea Ye mprovement ditions or ex  | al Nonconform erty as improv bility, physic  Water Sanita es X No F ts typical for th tternal factors  | ed (or as p<br>cal possib<br>ary Sewer<br>EMA Flood<br>e market a<br>(easements  | fathered Laroposed polity, fin Public X X A d Zone X area? X s, encroar  | Jse) per plar ancial Other ( Yes chment  | No Zons and sp<br>I feasibil<br>(describe  | ning<br>ecific<br>lity,<br>e)<br>FE  | Illegal (desations) the present maximur  Stree Alley MA Map # 06 o, describe. tal conditions, la   | ent usen properties of the pro | ee? December 1 december 1 december 2 decembe | X Yes [vity. ovemen  | No  tsType  FEMA   | Map Da  | Public  X ate 01/07/20   | Private  D15  |
| III.O             | Zoning Com Is the higher and best t Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wel   | npliance >> st and best use meets Public Other   X   | Legause of significant legal l | permissil cribe)  rea Ye mprovement ditions or ex adverse e  | erty as improved bility, physical Water Sanitates X No Fits typical for the ternal factors assements, or   | ed (or as peal possible and pos | fathered Laroposed polity, fin Public X X d Zone X area? X s, encroadaments,   | Jse) per plan ancial Other CY Yes chment or env  | No Zons and sp I feasibil (describe  | ning<br>ecific<br>lity,<br>E)<br>FE<br>If Nonmen   | Illegal (desations) the present maximur  Stree Alley MA Map # 06 o, describe. tal conditions, lacconditions no   | ent usen properties of the pro | ee? December 1 december 1 december 2 decembe | X Yes [vity. ovemen  | No  tsType  FEMA   | Map Da  | Public  X ate 01/07/20   | Private  D15  |
| AID.              | Zoning Com Is the higher and best t Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wel   | npliance >> st and best use meets Public Other   X   | Legause of significant legal l | permissil cribe)  rea Ye mprovement ditions or ex adverse e  | al Nonconform erty as improv bility, physic  Water Sanita es X No F ts typical for th tternal factors  | ed (or as peal possible and pos | fathered Laroposed polity, fin Public X X d Zone X area? X s, encroadaments,   | Jse) per plan ancial Other CY Yes chment or env  | No Zons and sp I feasibil (describe  | ning<br>ecific<br>lity,<br>E)<br>FE<br>If Nonmen   | Illegal (desations) the present maximur  Stree Alley MA Map # 06 o, describe. tal conditions, lacconditions no   | ent usen properties of the pro | ee? December 1 december 1 december 2 decembe | X Yes [vity. ovemen  | No  tsType  FEMA   | Map Da  | Public  X ate 01/07/20   | Private  D15  |
| III.              | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci   | npliance > st and best use meets Public Oth  | Lega<br>use of s<br>s legal<br>er (dese<br>azard A<br>ff-site ir<br>ite cond<br>arent a  | permissil cribe)  rea Ye mprovement ditions or ex adverse e h does ha  | erty as improved bility, physical Nonconform erty as improved bility, physical Sanital | ed (or as p<br>cal possik<br>ary Sewer<br>EMA Flood<br>e market a<br>(easement<br>encroach<br>rse affec  | fathered Loroposed polity, fin Public X X d Zone X area? X s, encroadiments, t on validation of the public X s, encroadiments, t on validation of the public X s, encroadiments, t on validation of the public X s, encroadiments, to validation of the public X s, encroadiments, to validation of the public X s, encroadiments, to validation of the public X s, encroadiments, the public X s are the | Jse) per plan ancial Other ( Yes chment or envue an  | No Zons and sp<br>I feasibil<br>(describe  | ring ecific lity,  FE If No  | Illegal (destations) the presand maximur  Stree Alley MA Map # 06 0, describe. tal conditions, laconditions not  | ent us<br>n pro<br>off-site<br>t Pv<br>No<br>1110<br>and us<br>oted.   | ductive Improved   | X Yes [vity. ovemen  | No  tsType  FEMA   | Map Da  | Public  X  ate 01/07/20  f Yes, describe  ses back to a  | Private  D15  |
| IIIO III          | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci   | npliance > st and best use meets Public Oth  | Lega<br>use of s<br>s legal<br>er (dese<br>azard A<br>ff-site ir<br>ite cond<br>arent a  | permissil cribe)  rea Ye mprovement ditions or ex adverse e h does ha  | erty as improved bility, physical Water Sanitates X No Fits typical for the ternal factors assements, or   | ed (or as p<br>cal possik<br>ary Sewer<br>EMA Flood<br>e market a<br>(easement<br>encroach<br>rse affec  | fathered Laroposed polity, fin Public X X d Zone X area? X s, encroadaments,   | Jse) per plan ancial Other ( Yes chment or envue an  | No Zons and sp<br>I feasibil<br>(describe  | ring ecific lity,  FE If No  | Illegal (desations) the present maximur  Stree Alley MA Map # 06 o, describe. tal conditions, lacconditions no   | ent us<br>n pro<br>off-site<br>t Pv<br>No<br>1110<br>and us<br>oted.   | ductive Improved   | X Yes Vity.  ovemen  PF  c.)? X  rever, the  | No  tsType  FEMA   | Map Daniel | Public  X ate 01/07/20   | Private  D15  |
| IIIO              | Zoning Com Is the higher and best u Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U  | npliance x st and best use meets Public Othe X  Dial Flood Haties and/or only adverse sere no applial building   | Lega<br>use of s<br>s legal<br>er (dese<br>azard A<br>ff-site ir<br>ite cond<br>arent a  | permissil cribe)  rea Ye mprovement ditions or ex adverse e h does ha  | erty as improved bility, physical Nonconform erty as improved bility, physical Sanital | ed (or as peal possible any Sewer EMA Flood en market a (easement encroach rse affec Apprai  | fathered Loroposed polity, fin Public X X d Zone X area? X s, encroadiments, t on validation of the public X s, encroadiments, t on validation of the public X s, encroadiments, t on validation of the public X s, encroadiments, to validation of the public X s, encroadiments, to validation of the public X s, encroadiments, to validation of the public X s, encroadiments, the public X s are the | Jse) per plan ancial Other ( Yes chment or envue an  | No Zons and sp I feasibil (describe  No ts, environme d marke  | ring ecific (ity, ity)  FE If Nonmen ntal etabi  | Illegal (destations) the pressand maximur  Stree Alley MA Map # 06 o, describe. tal conditions not lity.   | ent us n pro off-site at Py 11110 and us oted.   | elmpr<br>done<br>cone<br>cone<br>How   | X Yes Vity.  ovemen  PF  c.)? X  rever, the  | FEMA Yes he subj   | Map Dan No I dect do  | Public  X  ate 01/07/20  f Yes, describe es back to a  | Private  D15  |
| 110<br>110        | Zoning Com Is the higher and best u Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U X Other (  | npliance x st and best use meets Public Oth X  Stial Flood Haties and/or ony adverse sere no appoint all building Used for Phytodescribe)  | Lega<br>use of s<br>s legal<br>er (dese<br>azard A<br>ff-site ir<br>ite cond<br>arent a<br>g whice   | permissil cribe)  rea Ye mprovement ditions or ex adverse e h does ha  | erty as improved bility, physical water Sanitales X No F ts typical for the ternal factors assements, ave an adverse of Property Reali   | ed (or as per  | fathered Loroposed polity, fin Public X X Add Zone X Area? X S, encrose ments, at on values is al Files  | Jse) per plan ancial Other ( Yes chment or envue an  | No Zons and sp I feasibil (describe  No ts, environ vironme d marke  MLS X  Data S   | ring ecific fity,  FE If Not homen ntal Assections   | Illegal (desations) the present and maximur  Stree Alley MA Map # 06 o, describe. tal conditions not lity.  ssment and Taxee(s) for Gross L  | ent us n pro off-site at Py 11110 and us oted.   | e Improde Consultation of the Improved Consul | X Yes [vity. ovemen  2F  c.)? X vever, tl  | FEMA Yes he subj   | Map Dan No I dect do  | Public  X  ate 01/07/20  f Yes, describe  les back to a  Property Ow  Records  | Private  O15  c. a  |
| IIIO              | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spect Are the utilit Are there and There wer commerci Source(s) U X Other (teleprocest)   | npliance >> st and best use meets Public Other   X   | Legaluse of sistematics and Aler (description of size and Aler (de | permissil cribe)  rea Ye mprovement ditions or ex adverse e h does ha maracteristics   | al Nonconform erty as improv bility, physic  Water Sanita es X No F ts typical for the ternal factors asements, of ave an adve  s of Property  Reali  General  | ed (or as per call possible and | fathered Loroposed polity, fin Public X X X Address X X Address X X X Address X X X X X X X X X X X X X X X X X X  | Jse) per plai ancial Other Yes chment or envue an  | No Zons and sp I feasibil (describe  No ts, environme d marke  MLS X  Data S  Hea  | FE If Nonmenntal Asse  | Illegal (desations) the present and maximur  Stree Alley MA Map # 06 A describe. tal conditions not lity.  ssment and Taxe e(s) for Gross L  | ent use m processoribe ent use m processoribe ent use m processoria ent  | ducti Improved Copass  es, etc How   | X Yes vity.  ovemen  2F  2.)? X  vever, tl   | FEMA Yes he subj   | Map Dan No I act do   | Public  X ate 01/07/20 f Yes, describe les back to a Property Ow Records Car Stora   | Private  O15  c. a  |
| 115<br>115        | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U X Other (commerci Units X Or  | npliance >> st and best use meets Public Other   X   | Legaluse of sistematics are the concarrent are which sical Characteristics with Accordance of the concarrent are the concarrent | permissil cribe)  rea Ye mprovement ditions or ex adverse e h does ha  | Water Sanita es X No F ts typical for the tternal factors asements, of ave an adve  Senita  Senita S | ed (or as per cal possible and  | fathered L proposed polity, fin Public X X d Zone X purea? X s, encroal puments, t on validisal Files pution Crawl Sp  | Jse) per plai ancial Other Yes chment or envue an  | No Zons and spling and | FEE If Not Asset Asset Asset Asset Asset A   | Illegal (desations) the present and maximur  Stree Alley MA Map # 06 o, describe. tal conditions not lity.  ssment and Taxee(s) for Gross L  | ent use m processoribe ent use m processoribe ent use m processoria ent  | ducti e Improdone co932 es, etc How  | X Yes vity.  ovemen  2:F  c.)? X  rever, ti  Prior  senities  ace(s) #   | FEMA Yes he subj   | Map Do  | Public  X ate 01/07/20  f Yes, describe les back to a  Property Ow Records  Car Stora  None  | Private  D15  a  ner  |
| IIIO              | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U X Other (commerci Units X Or  | st and best use meets  Public Oth  X  Cial Flood Hailes and/or only adverse sere no applial building  Seed for Phydescribe)  The public of the series and seed for Phydescribe)  The public of the series and seed for Phydescribe of the series | Legaluse of sistematics are the concentration with Acceptation 2   | permissil cribe)  rea Yemprovement ditions or exadverse eh does ha maracteristic con   | Water Sanita es X No F ts typical for the tternal factors asements, of ave an adve  S of Property Reali X Concret Full Ba  | ed (or as per cal possible and  | fathered Unroposed polity, fin Public X X X d Zone X Arrea? X x, encroal aments, at on values isal Files Finishe   | Jse) per plai ancial Other Yes chment or envue an pace d   | No Zons and spling and | FE If No If No Asse Asse August All All All All All All All All All Al   | Illegal (destations) the pressand maximur  Stree Alley MA Map # 06 o, describe. tal conditions, laconditions not lity.  ssment and Tax e(s) for Gross L J / Cooling HWBB   | m processor proc | ducti e Impr rd one C0932 es, etc How  | X Yes vity.  ovemen  2.F  2.)? X  vever, the prior  ace(s) #  stove(s)   | FEMA Yes he subjusting the subjusting terms of the sub | Map Dinect do   | Public  X ate 01/07/20  f Yes, describe es back to a  Property Ow Records  Car Stora  None  Driveway # of  | Private  D15  anner  Ge  Cars 2   |
| 110<br>110        | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U X Other (commerci Units X Or # of Stories Type X De   | npliance > st and best use meets   value   val | Legaluse of sistematics are the concentration with Acceptation 2   | permissil cribe)  rea Ye mprovement ditions or ex adverse e h does ha maracteristics   | Water Sanita es X No F ts typical for the ternal factors asements, of ave an adve  General X Concret Full Ba Partial E   | ed (or as per cal possible and  | fathered L proposed polity, fin Public X X d Zone X purea? X s, encroal puments, t on validisal Files pution Crawl Sp  | Jse) per plai ancial Other Yes chment or envue an pace d   | No Zo ns and sp I feasibil (describe  No ts, enviror vironme d marke  MLS X Data S Hea X FW Rac Oth  | FE If Nonmen Intal Asse Asse Asse Aliant FE If Nonmen Intal Intel Intal Intel  | Illegal (desations) the present and maximur  Stree Alley MA Map # 06 A describe. tal conditions not lity.  ssment and Taxe e(s) for Gross L  | m processor proc | ducti e Impr rd one C0932 es, etc How  | X Yes vity.  ovemen  2:F  c.)? X  rever, ti  Prior  senities  ace(s) #   | FEMA Yes he subjusting the subjusting terms of the sub | Map Dinect do   | Public  X ate 01/07/20  f Yes, describe les back to a  Property Ow Records  Car Stora  None  | Private  D15  anner  Ge  Cars 2   |
|                   | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U X Other (commerci Units X Or  | npliance > st and best use meets   value   val | Legaluse of sister (description with Accurate Appendix Ap | permissil cribe)  rea Yemprovement ditions or exadverse eh does ha maracteristic con   | Water Sanita es X No F ts typical for the ternal factors asements, of ave an adve  General X Concret Full Ba Partial E   | ed (or as per cal possible and  | fathered Unroposed polity, fin Public X X X d Zone X Arrea? X x, encroal aments, at on values isal Files Finishe   | Jse) per plai ancial Other Yes chment or envue an pace d   | No Zons and spling and | FE If Nonmen Intal Asse Asse Asse Aliant Intel I | Illegal (destations) the pressand maximur  Stree Alley MA Map # 06 o, describe. tal conditions, laconditions not lity.  ssment and Tax e(s) for Gross L J / Cooling HWBB   | m processor proc | eee, etc  American  American  Firepla  Wood  Patio/  | X Yes vity.  ovemen  2.F  2.)? X  vever, the prior  ace(s) #  stove(s)   | FEMA Yes he subjusting the subjusting terms of the sub | Map Diect do  | Public  X ate 01/07/20  f Yes, describe es back to a  Property Ow Records  Car Stora  None  Driveway # of  | Private  D15  D15  Da  December 2  Date 2  December 2  December 2  December 2  December 3  December 3  December 4  December 4 |
| 110<br>110        | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci  Source(s) U X Other (to Ger Units X Or # of Stories Type X De X Existing   | npliance > st and best use meets   Public Oth   X   Stand Flood Haties and/or on a diverse steem on appropriate building   Seed for Phydescribe   Seed for Phyde | Legaluse of sistematical Characteristics  criptic with Accuracy S-D ed   | rea Young real Young r | erty as improved bility, physical Nonconform erty as improved bility, physical ses      Water  | ed (or as per cal possible and  | fathered Unroposed polity, fin Public X X X X X X X X X X X X X X X X X X X  | Jse) per plai ancial Other Yes chment or envue an pace d   | No Zons and spl feasibil (described)  No ts, enviror vironmed marked  MLS X  Data S  Hea  X FW  Rac  Oth  Fuel Ga  | FE If No Asse Asse Asse August Aliant Aliant Asse  | Illegal (desiations) the presand maximur  Stree Alley MA Map # 06 of, describe. tal conditions, laconditions not lity.  ssment and Taxeles) for Gross Lacoling HWBB  | m processor proc | ductive Improved Consults Improved Consults Improved Improved Consults Improved Impr | x Yes vity.  ovemen  2F  c.)? X  vever, the remities of the stove(s) peck Paccov   | FEMA Yes he subjusting the subjusting terms of the sub | Map Diect do  | Public  X  ate 01/07/20  f Yes, describe  pes back to a  Property Ow  Records  Car Stora  None  Driveway # of  way Surface C  Garage # of  | Private  D15  D15  D15  D15  D16  D17  D17  D18  D18  D18  D18  D18  D18  |
| u io              | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there and There wer commerci Source(s) U X Other (the commerci Units X Or # of Stories Type X De X Existing Design (Styl  | npliance > st and best use meets   Public Oth   X   Stand Flood Haties and/or on a diverse steem on appropriate building   Seed for Phydescribe   Seed for Phyde | Legal  | rea Yemprovement ditions or exadverse e h does ha haracteristic:  on the cessory Unit the tribute of the cessory Unit the cessor | al Nonconform erty as improved bility, physical sanitates X No Fits typical for the ternal factors assements, or ave an adverse of Property Realiful General X Concret Full Barrial Exterior Wal Roof Surface  | ed (or as per cal possible and  | fathered L proposed p | Jse) per plai ancial Other ( Yes chment or envue anciel X N  | No Zons and splifeasibil (described)  No ts, environmed marked  MLS X  Data S  Hea  X FW  Rac  Oth  Fuel Ga  | FE If No Asse Source A Idiant eer Nasse States It and It a | Illegal (destations) the present and maximur  Stree Alley MA Map # 06 A, describe. tal conditions, lace conditions not lity.  ssment and Taxeles) for Gross Lace for Gross  | ent usen processing pr | ductive Improved Impr | X Yes vity.  ovemen  2F  2:F  2:P  Prior  penities ace(s) # stove(s) Deck Pa Cov None  | FEMA Yes he subj   | Map Do  | Public  X  ate 01/07/20  f Yes, describe  es back to a  Property Ow  Records  Car Stora  None  Driveway # of  way Surface C  Garage # of  Carport # of   | Private  D15  D15  D15  D15  D16  D17  D17  D18  D18  D18  D18  D18  D18  |
| <u> </u>          | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spector Are the utility Are there are There were commercial Source(s) U X Other (to Ger Units X Oth # of Stories Type X Design (Styl Year Built   | st and best use meets  Public Other    X   | Legaluse of sistematics are the concarent are which sical Character are the concarent are the concaren | permissil cribe)  rea Ye mprovement ditions or ex adverse e h does ha maracteristics  permissil cribe)   | water Sanita es X No F ts typical for the tternal factors asements, or ave an adve  Genera  X Concret Full Ba Exterior Wal Roof Surface Gutters & De   | ed (or as per cal possible and  | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroar puments, at on value Crawl Sp Finishe Finish Stucco Shingle Me  | Jse) per plai ancial Other ( Yes chment or envue anciel X N  | No Zons and splifeasibil (describe No Is, environme d marke X FW. Rac Oth Fuel Garage India  | FE If No nnmen ntal Asse Source ating A Ail and Ainter A A Ainter A A A A A A A A A A A A A A A A A A A  | Illegal (destations) the present and maximur  Street Alley MA Map # 06 A describe. tal conditions not lity.  ssment and Taxels of Gross Legital for Gross Le | ent usen processing pr | ductive Improved Impr | X Yes vity.  ovemen  2:F  2:F  2:)? X  rever, the rever, the rever, the rever, the rever, the rever rever.  Deck Particles revers rever | FEMA Yes he subj   | Map Do  | Public  X  ate 01/07/20  f Yes, describe les back to a  Property Ow Records  Car Stora  None  Driveway # of way Surface C  Garage # of Carport # of Attached   | Private  D15  D15  D15  D15  D16  D17  D17  D18  D18  D18  D18  D18  D18  |
| ш_о               | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U X Other (commerci # of Stories Type X De X Existing Design (Styl Year Built Effective Ag  | popliance >> st and best use meets public Other   X  | Legaluse of sister (description with Acceptable School Cription with Acceptable School Cription School Cription School Cription With Acceptable School Cription School Criptin School Cription School Cription School Cription School Cription | rea Yemprovement ditions or exadverse eh does ha maracteristics  et./End Unit UnderConst. ional 64 50  | water Sanita es X No F ts typical for the tternal factors asements, or ave an adve  Genera  X Concret Full Ba Exterior Water  Roof Surface Gutters & De Window Typ   | ed (or as per cal possible and  | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroar public sisal Files Crawl Sp Finishe Finish Stucco Shingle Metal   | per plan ancial Other  Yes chment or env ue an  pace d hed   | No Zons and splice for a specific form. No Its, environment of market in the specific form. No Its, environment of market  | FE If No nnmen ntal Asse Gource ating A Asservidua er N as   | Illegal (destations) the present and maximum Conditions in the present all conditions in the present all conditions in the present and Taxet all conditioning in the present all conditions in the present all con | ent us n processing pr | e? ducti e Improducti e Improdu | x Yes vity.  ovemen  Prior  Prior  enities ace(s) # stove(s) Deck Pa Cov None Wood None  | FEMA Yes he subj   | Map Do  | Public  X  ate 01/07/20  f Yes, describe  es back to a  Property Ow  Records  Car Stora  None  Driveway # of  way Surface C  Garage # of  Carport # of   | Private  D15  D15  D15  D15  D16  D17  D17  D18  D18  D18  D18  D18  D18  |
| <u>а</u> _о       | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spector Are the utility Are there are There were commercial Source(s) U X Other (to Ger Units X Oth # of Stories Type X Design (Styl Year Built   | popliance >> st and best use meets public Other   X  | Legaluse of sister (description with Acceptable School Cription with Acceptable School Cription School Cription School Cription With Acceptable School Cription School Criptin School Cription School Cription School Cription School Cription | rea Yemprovement ditions or exadverse eh does ha maracteristics  et./End Unit UnderConst. ional 64 50  | water Sanita es X No F ts typical for the tternal factors asements, or ave an adve  Genera  X Concret Full Ba Exterior Wal Roof Surface Gutters & De   | ed (or as per cal possible and  | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroar public sisal Files Crawl Sp Finishe Finish Stucco Shingle Metal   | per plan ancial Other  Yes chment or env ue an  pace d hed   | No Zons and splifeasibil (describe No Is, environme d marke X FW. Rac Oth Fuel Garage India  | FE If No nnmen ntal Asse Gource ating A Asservidua er N as   | Illegal (destations) the present and maximur  Street Alley MA Map # 06 A describe. tal conditions not lity.  ssment and Taxels of Gross Legital for Gross Le | ent us n processing pr | e? ducti e Improducti e Improdu | X Yes vity.  ovemen  2:F  2:F  2:)? X  rever, the rever, the rever, the rever, the rever, the rever rever.  Deck Particles revers rever | FEMA Yes he subj   | Map Do  | Public  X  ate 01/07/20  f Yes, describe les back to a  Property Ow Records  Car Stora  None  Driveway # of way Surface C  Garage # of Carport # of Attached   | Private  D15  D15  D15  D15  D16  D17  D17  D18  D18  D18  D18  D18  D18  |
| allo olivi        | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U X Other (commerci # of Stories Type X De X Existing Design (Styl Year Built Effective Ag  | appliance >> st and best use meets   st and best use and/or one adverse steep   st and building   st and best use and/or one and building   st and best and/or one and building   st and best use and/or one and building   st and buil | Legaluse of sister (description with According S-D actor Act | rea Yemprovement ditions or exadverse e h does ha haracteristic:  be et./End Unit UnderConst. ional  | water Sanita es X No F ts typical for the tternal factors asements, or ave an adve  Genera  X Concret Full Ba Exterior Water  Roof Surface Gutters & De Window Typ   | ed (or as peaced | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroal ments, t on valu crawl Sp Finishe Finishe Finishe Stucco Shingle Metal Disposa  | per plan ancial Other  Yes chment or env ue an  pace d hed   | No Zo ns and sp I feasibil (describe  No ts, enviror vironme d marke  X FW. Rac Oth Fuel Ga Indi X Oth Microwave   | FE If No nnmen ntal etabi  Asse Source ating as httral er Pas er Pas   | Illegal (designations) the present and maximum Control of the present and maximum Maxi | ent us n processing pr | e? ducti e Improducti e Improdu | x Yes vity.  ovemen  2:F  c.)? X  rever, tl  Prior  senities ace(s) # stove(s) Deck Pa Cov None wood None describe   | FEMA Yes he subjustion Inspection  1 # 0 attio   | Map Diect do  | Public  X  ate 01/07/20  f Yes, describe bes back to a  Property Ow Records  Car Stora  None  Driveway # of way Surface C  Garage # of Carport # of Attached  Built-in                               | Private  D15  D15  Da  Detached   |
| MENIO             | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U X Other (c Ger Units X Or # of Stories Type X De X Existing Design (Styl Year Built Effective Ag Appliances Finished are  | appliance > st and best use meets vise meets   st and best use and/or on a decrease   st and/or on a d | Legaluse of sister (description with Acceptation 1966)   | rea Yemprovement ditions or exadverse eh does hamaracteristicational GA GRange/Outlains:   | Water Sanita es X No F ts typical for the tternal factors asements, of ave an adve  General X Concret Full Ba Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishv 8 Roo  | ed (or as peaced | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroal ments, t on valu crawl Sp Finishe Finishe Finishe Stucco Shingle Metal Disposa  | Jse)   per plai   ancial   Other   C   Yes   Chment   Other   C   Yes   Chment   Or envue anciel   A   December   A   December | No Zons and splice and | FE If No nnmen ntal etabi  Asse Source ating as httral er Pas er Pas   | Illegal (designations) the present and maximum Control of the present and maximum Maxi | scribe ent us m processing proces | e? ducti e Improducti e Improdu | x Yes vity.  ovemen  2:F  c.)? X  rever, tl  Prior  senities ace(s) # stove(s) Deck Pa Cov None wood None describe   | FEMA Yes he subjustion Inspection  1 # 0 attio   | Map Diect do  | Public  X  ate 01/07/20  f Yes, describe les back to a  Property Ow Records  Car Stora  None  Driveway # of way Surface C  Garage # of Carport # of Attached   | Private  D15  D15  Da  Detached   |
| EMENIO            | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U X Other (c Ger Units X Or # of Stories Type X De X Existing Design (Styl Year Built Effective Ag Appliances Finished are  | appliance > st and best use meets vise meets   st and best use and/or on a decrease   st and/or on a d | Legaluse of sister (description with Acceptation 1966)   | rea Yemprovement ditions or exadverse eh does hamaracteristicational GA GRange/Outlains:   | Water Sanita es X No F ts typical for the tternal factors asements, of ave an adve  General X Concret Full Ba Exterior Wal Roof Surfac Gutters & De Window Typ ven X Dishy   | ed (or as peaced | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroal ments, t on valu crawl Sp Finishe Finishe Finishe Stucco Shingle Metal Disposa  | Jse)   per plai   ancial   Other   C   Yes   Chment   Other   C   Yes   Chment   Or envue anciel   A   December   A   December | No Zons and splice and | FE If No nnmen ntal etabi  Asse Source ating as httral er Pas er Pas   | Illegal (designations) the present and maximum Control of the present and maximum Maxi | scribe ent us m processing proces | e? ducti e Improducti e Improdu | x Yes vity.  ovemen  2:F  c.)? X  rever, tl  Prior  senities ace(s) # stove(s) Deck Pa Cov None wood None describe   | FEMA Yes he subjustion Inspection  1 # 0 attio   | Map Diect do  | Public  X  ate 01/07/20  f Yes, describe bes back to a  Property Ow Records  Car Stora  None  Driveway # of way Surface C  Garage # of Carport # of Attached  Built-in                               | Private  D15  D15  Da  Detached   |
| VEIMENIO          | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spector Are the utility Are there and There were commercial Source(s) U X Other (the commercial Type X Design (Styly Year Builty Effective Ag Appliances Finished are Additional fee  | popiance > st and best use meets use meets   st and best use and/or on a dverse steen on application   statement   | Legaluse of sister (description with According Special Character (1966)  Cription with According Special Character (1966)  Tradition (1966)  Sator (1966)  | rea Yemprovement ditions or exadverse e h does ha haracteristics  et./End Unit UnderConst. ional 64 50 K Range/Outlains: ergy efficient  | al Nonconformerty as improved bility, physical sanitates X No Fits typical for the ternal factors assements, or ave an adversa of Property Realiful Ballon Partial Exterior Wall Roof Surface Gutters & De Window Typical Surface Roof Surface Gutters & De Window Typical Surface Roof Surface Gutters & De Window Typical X Dishwas Roof Surface Roof Surface Gutters & Roof Surface Gutters & De Window Typical X Dishwas Roof Surface Roof Surface Gutters & Roof Surfa | ed (or as per cal possible cal  | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroadingents, it on values isal Files Finishe Finishe Finishe Finishe Metal Disposa 4 Be  | Jse) per plai ancia ancia other yes chment or envue ancia dhed   | No Zons and splifeasibil (describe No Is, environmed marker No Is Race Other India Is Is India Is Is India Is Is India Is India Is Is India Is Is India Is Is India Is  | FE If No nmen ntal Asse Source Nting A Introduce No ntal Asse No ntal  | Illegal (destations) the presentations) the presentations of the present | ent usen processing American A | ductive Improved Impr | X Yes vity.  ovemen  2F  2.)? X  vever, the vever vever, the vever, the vever vever, the vever vever, the vever vev | FEMA Yes he subj   | Map Dine No I sect do   | Public  X  ate 01/07/20  f Yes, describe   | Private  D15  D15  Da  Detached   |
| OVEMENTS          | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wel commerci Source(s) U X Other (or Ger Units X Or # of Stories Type X De X Existing Design (Styl Year Built Effective Ag Appliances Finished are Additional fe   | st and best use meets use meets value of the stand best use meets value of the stand best use meets value of the stand best use and/or on a diverse stand building used for Phydescribe)  The stand best used for Phydescribe of the stand best used for Phydescribe of the stand building used for the stand building used f | Legaluse of size (description with According S-D) and a condition of the proof of t | rea Yemprovement ditions or exadverse e h does ha haracteristics  et./End Unit UnderConst. ional 64 50 K Range/Outlains: ergy efficient  | al Nonconformerty as improved bility, physical sanitates X No Fits typical for the ternal factors assements, or ave an adversa of Property Realiful Ballon Partial Exterior Wall Roof Surface Gutters & De Window Typical Surface Roof Surface Gutters & De Window Typical Surface Roof Surface Gutters & De Window Typical X Dishwas Roof Surface Roof Surface Gutters & Roof Surface Gutters & De Window Typical X Dishwas Roof Surface Roof Surface Gutters & Roof Surfa | ed (or as per cal possible cal  | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroadingents, it on values isal Files Finishe Finishe Finishe Finishe Metal Disposa 4 Be  | Jse) per plai ancia ancia other yes chment or envue ancia dhed   | No Zons and splifeasibil (describe No Is, environmed marker No Is Race Other India Is Is India Is Is India Is Is India Is India Is Is India Is Is India Is Is India Is  | FE If No nmen ntal Asse Source Nting A Introduce No ntal Asse No ntal  | Illegal (designations) the present and maximum Control of the present and maximum Maxi | ent usen processing American A | ductive Improved Impr | X Yes vity.  ovemen  2F  2.)? X  vever, the vever vever, the vever, the vever vever, the vever vever, the vever vev | FEMA Yes he subj   | Map Dine No I sect do   | Public  X  ate 01/07/20  f Yes, describe   | Private  D15  D15  Da  Detached   |
| TROVEIMEN I S     | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spector Are the utility Are there and There were commercial Source(s) U X Other (the commercial Type X Design (Styly Year Builty Effective Ag Appliances Finished are Additional fee  | st and best use meets use meets value of the stand best use meets value of the stand best use meets value of the stand best use and/or on a diverse stand building used for Phydescribe)  The stand best used for Phydescribe of the stand best used for Phydescribe of the stand building used for the stand building used f | Legaluse of size (description with According S-D) and a condition of the proof of t | rea Yemprovement ditions or exadverse e h does ha haracteristics  et./End Unit UnderConst. ional 64 50 K Range/Outlains: ergy efficient  | al Nonconformerty as improved bility, physical sanitates X No Fits typical for the ternal factors assements, or ave an adversa of Property Realiful Ballon Partial Exterior Wall Roof Surface Gutters & De Window Typical Surface Roof Surface Gutters & De Window Typical Surface Roof Surface Gutters & De Window Typical X Dishwas Roof Surface Roof Surface Gutters & Roof Surface Gutters & De Window Typical X Dishwas Roof Surface Roof Surface Gutters & Roof Surfa | ed (or as per cal possible cal  | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroadingents, it on values isal Files Finishe Finishe Finishe Finishe Metal Disposa 4 Be  | Jse) per plai ancia ancia Other Yes chment or envue ancie de hed   | No Zons and splifeasibil (describe No Is, environmed marker No Is Race Other India Is Is India Is Is India Is Is India Is India Is Is India Is Is India Is Is India Is  | FE If No nmen ntal Asse Source Nting A Introduce No ntal Asse No ntal  | Illegal (destations) the presentations) the presentations of the present | ent usen processing American A | ductive Improved Impr | X Yes vity.  ovemen  2F  2.)? X  vever, the vever vever, the vever, the vever vever, the vever vever, the vever vev | FEMA Yes he subj   | Map Dine No I sect do   | Public  X  ate 01/07/20  f Yes, describe   | Private  D15  D15  Da  Detached   |
| MPROVEMENTS       | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wel commerci Source(s) U X Other (or Ger Units X Or # of Stories Type X De X Existing Design (Styl Year Built Effective Ag Appliances Finished are Additional fe   | st and best use meets use meets value of the stand best use meets value of the stand best use meets value of the stand best use and/or on a diverse stand building used for Phydescribe)  The stand best used for Phydescribe of the stand best used for Phydescribe of the stand building used for the stand building used f | Legaluse of size (description with According S-D) and a condition of the proof of t | rea Yemprovement ditions or exadverse e h does ha haracteristics  et./End Unit UnderConst. ional 64 50 K Range/Outlains: ergy efficient  | al Nonconformerty as improved bility, physical sanitates X No Fits typical for the ternal factors assements, or ave an adversa of Property Realiful Ballon Partial Exterior Wall Roof Surface Gutters & De Window Typical Surface Roof Surface Gutters & De Window Typical Surface Roof Surface Gutters & De Window Typical X Dishwas Roof Surface Roof Surface Gutters & Roof Surface Gutters & De Window Typical X Dishwas Roof Surface Roof Surface Gutters & Roof Surfa | ed (or as per cal possible cal  | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroadingents, it on values isal Files Finishe Finishe Finishe Finishe Metal Disposa 4 Be  | Jse) per plai ancia ancia Other Yes chment or envue ancie de hed   | No Zons and splifeasibil (describe No Is, environmed marker No Is Race Other India Is Is India Is Is India Is Is India Is India Is Is India Is Is India Is Is India Is  | FE If No nmen ntal Asse Source Nting A Introduce No ntal Asse No ntal  | Illegal (destations) the presentations) the presentations of the present | ent usen processing American A | ductive Improved Impr | X Yes vity.  ovemen  2F  2.)? X  vever, the vever vever, the vever, the vever vever, the vever vever, the vever vev | FEMA Yes he subj   | Map Dine No I sect do   | Public  X  ate 01/07/20  f Yes, describe   | Private  D15  D15  Da  Detached   |
| IMPROVEMENTS      | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wel commerci Source(s) U X Other (or Ger Units X Or # of Stories Type X De X Existing Design (Styl Year Built Effective Ag Appliances Finished are Additional fe   | st and best use meets use meets value of the stand best use meets value of the stand best use meets value of the stand best use and/or on a diverse stand building used for Phydescribe)  The stand best used for Phydescribe of the stand best used for Phydescribe of the stand building used for the stand building used f | Legaluse of size (description with According S-D) and a condition of the proof of t | rea Yemprovement ditions or exadverse e h does ha haracteristics  et./End Unit UnderConst. ional 64 50 K Range/Outlains: ergy efficient  | al Nonconformerty as improved bility, physical sanitates X No Fits typical for the ternal factors assements, or ave an adversa of Property Realiful Ballon Partial Exterior Wall Roof Surface Gutters & De Window Typical Surface Roof Surface Gutters & De Window Typical Surface Roof Surface Gutters & De Window Typical X Dishwas Roof Surface Roof Surface Gutters & Roof Surface Gutters & De Window Typical X Dishwas Roof Surface Roof Surface Gutters & Roof Surfa | ed (or as per cal possible cal  | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroadingents, it on values isal Files Finishe Finishe Finishe Finishe Metal Disposa 4 Be  | Jse) per plai ancia ancia Other Yes chment or envue ancie de hed   | No Zons and splifeasibil (describe No Is, environmed marker No Is Race Other India Is Is India Is Is India Is Is India Is India Is Is India Is Is India Is Is India Is  | FE If No nmen ntal Asse Source Nting A Introduce No ntal Asse No ntal  | Illegal (destations) the presentations) the presentations of the present | ent usen processing American A | ductive Improved Impr | X Yes vity.  ovemen  2F  2.)? X  vever, the vever vever, the vever, the vever vever, the vever vever, the vever vev | FEMA Yes he subj   | Map Dine No I sect do   | Public  X  ate 01/07/20  f Yes, describe   | Private  D15  D15  Da  Detached   |
| IMPROVEMENTS SILE | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wel commerci Source(s) U X Other (or Ger Units X Or # of Stories Type X De X Existing Design (Styl Year Built Effective Ag Appliances Finished are Additional fe   | st and best use meets use meets value of the stand best use meets value of the stand best use meets value of the stand best use and/or on a diverse stand building used for Phydescribe)  The stand best used for Phydescribe of the stand best used for Phydescribe of the stand building used for the stand building used f | Legaluse of size (description with According S-D) and a condition of the proof of t | rea Yemprovement ditions or exadverse e h does ha haracteristics  et./End Unit UnderConst. ional 64 50 K Range/Outlains: ergy efficient  | al Nonconformerty as improved bility, physical sanitates X No Fits typical for the ternal factors assements, or ave an adversa of Property Realiful Ballon Partial Exterior Wall Roof Surface Gutters & De Window Typical Surface Roof Surface Gutters & De Window Typical Surface Roof Surface Gutters & De Window Typical X Dishwas Roof Surface Roof Surface Gutters & Roof Surface Gutters & De Window Typical X Dishwas Roof Surface Roof Surface Gutters & Roof Surfa | ed (or as per cal possible cal  | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroadingents, it on values isal Files Finishe Finishe Finishe Finishe Metal Disposa 4 Be  | Jse) per plai ancia ancia Other Yes chment or envue ancie de hed   | No Zons and splifeasibil (describe No Is, environmed marker No Is Race Other India Is Is India Is Is India Is Is India Is India Is Is India Is Is India Is Is India Is  | FE If No nmen ntal Asse Source Nting A Introduce No ntal Asse No ntal  | Illegal (destations) the presentations) the presentations of the present | ent usen processing American A | ductive Improved Impr | X Yes vity.  ovemen  2F  2.)? X  vever, the vever vever, the vever, the vever vever, the vever vever, the vever vev | FEMA Yes he subj   | Map Dine No I sect do   | Public  X  ate 01/07/20  f Yes, describe   | Private  D15  D15  Da  Detached   |
| IMPROVEMENTS      | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wel commerci Source(s) U X Other (or Ger Units X Or # of Stories Type X De X Existing Design (Styl Year Built Effective Ag Appliances Finished are Additional fe   | st and best use meets use meets value of the stand best use meets value of the stand best use meets value of the stand best use and/or on a diverse stand building used for Phydescribe)  The stand best used for Phydescribe of the stand best used for Phydescribe of the stand building used for the stand building used f | Legaluse of size (description with According S-D) and a condition of the proof of t | rea Yemprovement ditions or exadverse e h does ha haracteristics  et./End Unit UnderConst. ional 64 50 K Range/Outlains: ergy efficient  | al Nonconformerty as improved bility, physical sanitates X No Fits typical for the ternal factors assements, or ave an adversa of Property Realiful Ballon Partial Exterior Wall Roof Surface Gutters & De Window Typical Surface Roof Surface Gutters & De Window Typical Surface Roof Surface Gutters & De Window Typical X Dishwas Roof Surface Roof Surface Gutters & Roof Surface Gutters & De Window Typical X Dishwas Roof Surface Roof Surface Gutters & Roof Surfa | ed (or as per cal possible cal  | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroadingents, it on values isal Files Finishe Finishe Finishe Finishe Metal Disposa 4 Be  | Jse) per plai ancia ancia Other Yes chment or envue ancie de hed   | No Zons and splifeasibil (describe No Is, environmed marker No Is Race Other India Is Is India Is Is India Is Is India Is India Is Is India Is Is India Is Is India Is  | FE If No nmen ntal Asse Source Nting A Introduce No ntal Asse No ntal  | Illegal (destations) the presentations) the presentations of the present | ent usen processing American A | ductive Improved Impr | X Yes vity.  ovemen  2F  2.)? X  vever, the vever vever, the vever, the vever vever, the vever vever, the vever vev | FEMA Yes he subj   | Map Dine No I sect do   | Public  X  ate 01/07/20  f Yes, describe   | Private  D15  D15  Da  Detached   |
| IMPROVEMENTS      | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci  Source(s) U X Other (r Ger Units X Or # of Stories Type X De X Existing Design (Styl Year Built Effective Ag Appliances Finished are Additional fer SUBJECT  | apliance   st and best use meets   public Oth  | Legal use of size legal er (desertate in the context of the contex | rea Yemprovement ditions or exactveristics  on vessory Unit UnderConst. ional GA SO Change/Owntains:   | Water Sanita es X No F ts typical for the ternal factors asements, of ave an adve  General X Concret Full Ba Exterior Wal Roof Surface Gutters & Do Window Typ yen X Dishy 8 Roo t items, etc.)  | ed (or as peal possible and pos | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroad preaments, t on value isal Files iption Crawl Sp Finishe Finish Finishe Metal Disposa 4 Br apparent   | Jse)   per plai   per plai   ancial   Other  | No Zons and sp I feasibil (describe  No ts, enviror vironme d marke  MLS X  Data S  Hea X FW, Rac Oth Fuel Ga Indi X Oth Microwave as 2.1  | FE If No numer ntal etabi  | Illegal (desiations) the pressand maximur  Stree Alley MA Map # 06 0, describe tal conditions, la conditions no lity.  SSMENT and Tax e(s) for Gross L J / Cooling HWBB  HWBB  Air Conditioning Illegal (desiations) Indexide the press Indexide  | ent us m processing pr | e? duction of the control of the con | X Yes vity.  ovemen  Prior  Prior  enities ace(s) # stove(s) Deck Pa Cov None Wood None describe Square  deling, e   | FEMA  Yes he subjustion  Inspection  1 # 0 atio  | Map Diect do  | Public  X  ate 01/07/20  f Yes, describe   | Private  D15  D15  Da  Detached   |
| IMPROVEMENTS      | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci  Source(s) U X Other (r Ger Units X Or # of Stories Type X De X Existing Design (Styl Year Built Effective Ag Appliances Finished are Additional fer SUBJECT  | apliance   st and best use meets   public Oth  | Legal use of size legal er (desertate in the context of the contex | rea Yemprovement ditions or exactveristics  on vessory Unit UnderConst. ional GA SO Change/Owntains:   | Water Sanita es X No F ts typical for the ternal factors asements, of ave an adve  General X Concret Full Ba Exterior Wal Roof Surface Gutters & Do Window Typ yen X Dishy 8 Roo t items, etc.)  | ed (or as peal possible and pos | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroad preaments, t on value isal Files iption Crawl Sp Finishe Finish Finishe Metal Disposa 4 Br apparent   | Jse)   per plai   per plai   ancial   Other  | No Zons and sp I feasibil (describe  No ts, enviror vironme d marke  MLS X  Data S  Hea X FW, Rac Oth Fuel Ga Indi X Oth Microwave as 2.1  | FE If No numer ntal etabi  | Illegal (destations) the presentations) the presentations of the present | ent us m processing pr | e? duction of the control of the con | X Yes vity.  ovemen  Prior  Prior  enities ace(s) # stove(s) Deck Pa Cov None Wood None describe Square  deling, e   | FEMA  Yes he subjustion  Inspection  1 # 0 atio  | Map Diect do  | Public  X  ate 01/07/20  f Yes, describe   | Private  D15  D15  Da  Detached   |
| IMPROVEMENTS      | Zoning Com Is the higher and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci  Source(s) U X Other (r Ger Units X Or # of Stories Type X De X Existing Design (Styl Year Built Effective Ag Appliances Finished are Additional fer SUBJECT  | st and best use meets obtained by the stand best use meets obtained by the stand best use meets obtained by the stand best of the stand by the stand | Legaluse of sister (description with According S-D) atom 2 aron 2 aron 2 aron 3 aron 3 aron 3 aron 4 aron 4 aron 4 aron 5 aron 5 aron 5 aron 5 aron 5 aron 6 aron 7 aron 6 aron 7 aron 6 aron 7 aron 6 aron 7 | rea Yempermissil cribe)  rea Yempermissil cribe)  rea Yemperment ditions or exadverse eth does hat the does have reacteristicated. The descriptional of the description of the descri | al Nonconformerty as improved bility, physical sanitates X No Fits typical for the ternal factors assements, ave an adverse of Property Realiful Balling Partial Exterior Wall Roof Surface Gutters & De Window Typical X Dishven  | ed (or as peach of cal possible | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroad preaments, to n value Crawl Sp Finishe Finish Stucco Shingle Metal Disposa 4 Be apparent  | Jse)   per plan ancial Other   | No Zons and sp I feasibil (describe  No ts, enviror vironme d marke  MLS X  Data S  Hea  X FW  Rac  Oth Fuel Ga  Indi X Oth Microwave as 2.1   | FE If No number of | Illegal (desiations) the pressand maximur  Stree Alley MA Map # 06 0, describe. tal conditions, la conditions no lity.  ssment and Tax e(s) for Gross L 1 / Cooling HWBB  HWBB  Hone Washer/Dryer Bath(s)  prioration, renova  | ent us n processing pr | e? iduction in the content of the co | X Yes vity.  ovemen  Prior  enities ace(s) # stove(s) Deck Pa Cov None Wood None describe Square  deling, e  | FEMA  Yes he subjustion  Inspection  1 # 0 artico  Feet of (   | Map Dine No I ect do  | Public  X  ate 01/07/20  f Yes, describe les back to a  Property Ow Records  Car Stora  None  Driveway # of way Surface C  Garage # of Carport # of Attached  Built-in  iving Area Abo  comments -   | Private  D15  D15  D15  D15  D15  D15  D15  D1  |
| IMPROVEMENTS      | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U X Other (or Ger Units X Or # of Stories Type X Design (Styl Year Built Effective Ag Appliances Finished are Additional fer Describe the SUBJECT  Are there ar If Yes, descri                            | appliance    st and best use meets use meets    public Oth    X  | Legaluse of size (description with Accription with Accription attention and the properties of the prop | rea Yemprovement ditions or exadverse e h does ha haracteristics  tet./End Unit UnderConst. ional 64 50 K Range/Outlains: ergy efficient coperty and al deficiencie o apparer  | water Sanita es X No F ts typical for the sternal factors asements, or ave an adve  Sof Property  Reali  Genera  X Concret  Full Ba Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishv 8 Roo t items, etc.)  data source(s) es or adverse on t physical of  | ed (or as peal possible and pos | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroar public sisal Files prion Crawl Sp Finishe Finish Finish Stucco Shingle Metal Disposa 4 Br apparent that affectes or added   | Jse) per plan ancial Other ( Yes chment or envue an hed hed tal the liverse  | No Zons and splifeasibility (described   No ts, environment of marked   No ts, environment of marked   No ts, environment of marked   No the Race   No the R | FE If No numen ntal Asse Source No numen ntal Asse If No numen | Illegal (desations) the present and maximur Conditions in the present and Taxet and Ta | ent us n procession pr | e? duction of the control of the con | X Yes vity.  ovemen  Prior  Prior  enities ace(s) # stove(s) Deck Pa Cov None Wood None describe Square  deling, e   | FEMA Yes he subjudiction  The  | Map Do  | Public  X  ate 01/07/20  f Yes, describe   | Private  D15  Cas 2 Concrete Cars 2 Cars 0 Detached  Detached   |
| IMPROVEMENTS      | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U X Other (c Ger Units X Or # of Stories Type X De X Existing Design (Styl Year Built Effective Ag Appliances Finished are Additional fer Describe the SUBJECT  Are there ar If Yes, descinote that t     | appliance    st and best use meets use meets    public Oth    X  | Legaluse of sister (description of the properties)  attack of the properties of the  | rea Yempermissil (cribe)  rea Yempermissil (cribe)  rea Yemperment (ditions or exadverse eth does had (aracteristic)  rea Yemperment (ditions or exadverse eth does had (aracteristic)  rea Yemperment (ditions or exadverse eth does had (aracteristic)  reasony Unit  ret./End Unit UnderConst. ionnal  64  50  K Range/On (aracteristic)  reperty and (aracteristic)  | water Sanita es X No F ts typical for the tternal factors asements, or ave an adve  General X Concret Full Ba Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishv 8 Roo t items, etc.)  data source(s) es or adverse on the physical consed building   | ed (or as peaced | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroal public s, encroal public Crawl Sp Finishe Finish Stucco Shingle Metal Disposa 4 Be apparent that affect es or ad ctor or p  | per plan ancial Other  Yes chment or env ue an  X N  pace d hed  tal  t neede  t the lively elverse profes   | No Zons and split feasibility (described with seasons)  No ts, enviror wironmed marked with seasons with seas | FE If No namen ntal etabi  | Illegal (desiations) the presant maximur  Conditions of the condition of the  | ent us n processin process | e? duction of the control of the con | X Yes vity.  ovemen  Prior  Prior  enities ace(s) # stove(s) Deck Pa Cov None describe Square  deling, e   | FEMA Yes he subjudies a subject of (a) ttc.). C4   | Map Dinect do   | Public  X  ate 01/07/20  f Yes, describe les back to a  Property Ow Records  Car Stora  None  Driveway # of way Surface C Garage # of Carport # of Attached  Built-in  Living Area About  Comments - | Private  D15  D15  Cas 2  Concrete Cars 2  Cars 0  Detached  Detached  y. Please nalyze, or   |
| IMPROVEIMENTS     | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U X Other (c Ger Units X Or # of Stories Type X De X Existing Design (Styl) Year Built Effective Ag Appliances Finished are Additional fe SUBJECT Are there ar If Yes, description of that to comment     | appliance    st and best use meets    public Oth    X  | Legaluse of sister (description with According S-D actor 2 are not a ser is al item  | rea Yemprovement ditions or exadverse e h does ha haracteristic:  Ton tet./End Unit UnderConst. ional S4 50 K Range/Outains:  ergy efficient operation and deficiencies of apparer not a licens that are   | water Sanita es X No F ts typical for the tternal factors asements, or ave an adver  Sanita Save an adver  Sanita Save an adver  Save an adverse  Save an adverse | ed (or as peaced of as possible and possible | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroal public Stal Files  iption Crawl Sp Finishe Finishe Finishe Metal Disposa 4 Be Apparent  that affect es or according to the  | per plan ancial Other  ( Yes chment or env ue an    X N  | No Zons and splifeasibility (described specifies and splifeasibility) I feasibility (described splif | FE If No namen ntal etabi  | Illegal (desations) the present and maximur Conditions in the present and Taxet and Ta | ent us n processin process | e? duction of the control of the con | X Yes vity.  ovemen  Prior  Prior  enities ace(s) # stove(s) Deck Pa Cov None describe Square  deling, e   | FEMA Yes he subjudies a subject of (a) ttc.). C4   | Map Dinect do   | Public  X  ate 01/07/20  f Yes, describe les back to a  Property Ow Records  Car Stora  None  Driveway # of way Surface C Garage # of Carport # of Attached  Built-in  Living Area About  Comments - | Private  D15  D15  Cas 2  Concrete Cars 2  Cars 0  Detached  Detached  y. Please nalyze, or   |
| IMPROVEMENTS      | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U X Other (c Ger Units X Or # of Stories Type X De X Existing Design (Styl) Year Built Effective Ag Appliances Finished are Additional fe SUBJECT Are there ar If Yes, description of that to comment     | appliance    st and best use meets    public Oth    X  | Legaluse of sister (description with According S-D actor 2 are not a ser is al item  | rea Yemprovement ditions or exadverse e h does ha haracteristic:  Ton tet./End Unit UnderConst. ional S4 50 K Range/Outains:  ergy efficient operation and deficiencies of apparer not a licens that are   | water Sanita es X No F ts typical for the tternal factors asements, or ave an adve  General X Concret Full Ba Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishv 8 Roo t items, etc.)  data source(s) es or adverse on the physical consed building   | ed (or as peaced of as possible and possible | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroal public Stal Files  iption Crawl Sp Finishe Finishe Finishe Metal Disposa 4 Be Apparent  that affect es or according to the  | per plan ancial Other  ( Yes chment or env ue an    X N  | No Zons and splifeasibility (described specifies and splifeasibility) I feasibility (described splif | FE If No Innen Intal Asse Source Intral Asse Intral A Intral A Interest Int | Illegal (desiations) the presant maximur  Conditions of the condition of the  | ent us n processin process | e? duction of the control of the con | X Yes vity.  ovemen  Prior  Prior  enities ace(s) # stove(s) Deck Pa Cov None describe Square  deling, e   | FEMA Yes he subjudies a subject of (a) ttc.). C4   | Map Dinect do   | Public  X  ate 01/07/20  f Yes, describe les back to a  Property Ow Records  Car Stora  None  Driveway # of way Surface C Garage # of Carport # of Attached  Built-in  Living Area About  Comments - | Private  D15  D15  Cas 2  Concrete Cars 2  Cars 0  Detached  Detached  y. Please nalyze, or   |
| IMPROVEMENTS      | Zoning Com Is the highes and best to Utilities P Electricity Gas FEMA Spec Are the utilit Are there ar There wer commerci Source(s) U X Other (c Ger Units X Or # of Stories Type X De X Existing Design (Styl Year Built Effective Ag Appliances Finished are Additional fe SUBJECT Are there ar If Yes, describe that to comment physical p | st and best use meets vise and/or on a dies vise vise vise vise vise vise vise v  | Legaluse of sister (desertate control of the properties of the pro | rea Yempermissil cribe)  rea Yempermissil cribe)  rea Yemperment ditions or exadverse eth does had a reacteristicated by the constitutional of the constit | Water Sanita es X No F ts typical for the tternal factors asements, of ave an adve  Sof Property Reali X Concret Full Ba Exterior Wal Roof Surface Gutters & De Window Typ ven X Dishv 8 Roo t items, etc.)  data source(s)  es or adverse on the physical consed building ent immed at field or sp  | ed (or as peaced | fathered L proposed polity, fin Public X X d Zone X prea? X s, encroal ments, t on vali classifies  iption Crawl Sp Finishe Finish Stucco Shingle Metal Disposa 4 Bi apparent  that affect es or ad ctor or p ible to the mould be   | per plan ancial Other  ( Yes chment or env ue an    X N  | No Zons and sp I feasibil (describe  No ts, enviror vironme d marke  MLS X Data S  Hea X FW. Rac Oth Fuel Ga Indi X Oth Microwave as 2.1  d repairs, ability, so e conditions sional birained esulted.   | FE If No namen ntal etabi  Assee Source ating a limit nons in the name number of the name ntal etabi  Assee No name ntal etabi  Assee I name ntal etabi  asset ntal etabi  ass | Illegal (desiations) the presant maximur  Conditions of the condition of the  | ent us n procession pr | e? duction of the content of the con | X Yes vity.  overmen  Prior  Prior  Prior  Prior  Prior  Prior  Prior  None  Wood  None  Square  deling, e  ithe prop soundrerefore ns regare  | FEMA  Yes he subjustion  Inspection  1 # 0 attio  ttc.). C4  Deerty? hess, or not qualing arrange arra | Map Diect do  | Public  X  ate 01/07/20  f Yes, describe les back to a  Property Ow Records  Car Stora  None  Driveway # of way Surface C Garage # of Carport # of Attached  Built-in  Living Area About  Comments - | Private  D15  D15  D15  D16  D17  D17  D18  D18  D18  D19  D19  D19  D19  D19   |

Prodigy Appraisal Services

File No. 56748 Case No. 35598419

**Exterior-Only Inspection Residential Appraisal Report** 

|                     |  |  | •   |  | tt neighborhood ranging in price from \$899,000 to \$1,499,000  It twelve months ranging in sale price from \$860,000 to \$1,475,000 |  |   |  |                    |  |
|---------------------|--|--|---|--|--|--|---|--|--------------------|--|
|                     |  |  |   |  |  |  |   |  | <u>1,475,000 .</u> |  |
|                     | FEATURE  | SUBJECT  | COMPARABLE  |  | COMPARABLE SALE # 2  |  |   | COMPARABLE SALE # 3  |                    |  |
|                     |  | Merced Dr  | 1608 Dap  |  | _  | 35 Norm  |   | 1107 Ashbury Ct  |                    |  |
|                     | Camarillo,   | CA 93010-2345  | Camarillo, C  | A 93010  | Cama   | arillo, C                                      | A 93010   | Camarillo, C   | A 93010            |  |
|                     | Proximity to Subject   |  | 1.05 mile   | es W   | 0  | .60 mile                                       | es W  | 0.98 mil   | es S               |  |
|                     | Sale Price   | \$   | \$  | 965,000  |  | \$   | 1,100,000   | \$   | 930,000            |  |
|                     | Sale Price/Gross Liv. Area   | \$ 0.00 sq. ft.  | \$ 401.92 s   | q. ft.   | \$ 375.55 sq   |  | q. ft.  | \$ 391.25 s  | q. ft.             |  |
|                     | Data Source(s)   |  | CRMLS#V1-222  |  | CRMLS  |  | 125;DOM 6   | CRMLS#V1-20  |                    |  |
|                     | Verification Source(s)   |  | DOC#32598,  |  |  |  | alQuest/Escrow  |  |                    |  |
|                     | VALUE ADJUSTMENTS  | DESCRIPTION  | DESCRIPTION   | +(-) \$ Adjustment   |  |  | +(-) \$ Adjustment  | DESCRIPTION  | +(-) \$ Adjustmen  |  |
|                     | Sale or Financing  | BEGGIAII TIGIT   | ArmLth  | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \  | ArmLt  |  | ( ) ¢ / tajaotinone   | ArmLth   |                    |  |
|                     | Concessions  |  | Conv;0  |  | Conv;  |  |   | Conv;0   |                    |  |
|                     | Date of Sale/Time  |  | s05/24;c04/24   | 0  | ·  |  | 0   | s12/23;c11/23  | (                  |  |
|                     | Location   | A;Comm;  | N;Res;  | -24,000  | · ·  |  | -27,500   | ·  |                    |  |
|                     | Leasehold/Fee Simple   | Fee Simple   | Fee Simple  | -24,000  | Fee Sim  |  | -27,300   | Fee Simple   |                    |  |
|                     | Site   | 10045 sf   | 9123 sf   | +9.000   |  |  | -13,000   |  | +21,500            |  |
|                     | View   | N;Res;   | N;Res;  | +9,000   | N;Res  |  | -13,000   | N;Res;   | +21,500            |  |
|                     |  |  | <u> </u>  | 0  | · ·  | -  |   | , ,  |                    |  |
|                     | Design (Style)   | DT2;Traditional  | DT1;Ranch   | 0  | 2 ,  | ncn  | 07.500  | DT2;Traditional  |                    |  |
|                     | Quality of Construction  | Q4   | Q4  |  | Q3   |  | -27,500   |  |                    |  |
|                     | Actual Age   | 60   | 43  | 0  |  |  | 07.500  | 47   | (                  |  |
|                     | Condition  | C4   | C4  |  | C3   |  | -27,500   |  |                    |  |
|                     | Above Grade  | Total Bdrms. Baths   | Total Bdrms. Baths  |  | Total Bdrms.   | Baths  |   | Total Bdrms. Baths   | (                  |  |
|                     | Room Count   | 8 4 2.1  | 8 4 2.0   | +2,500   |  | 2.1  |   | 8 4 4.0  | -7,500             |  |
|                     | Gross Living Area  | 2,410 sq. ft   | . 2,401 sq. ft.   | 0  | 2,929  | sq. ft.  | -65,000   | · ·  | . (                |  |
|                     | Basement & Finished  | 0sf  | 0sf   |  | 0sf  |  |   | 0sf  |                    |  |
| Z                   | Rooms Below Grade  |  |   |  |  |  |   |  |                    |  |
| Y                   | Functional Utility   | Average  | Average   |  | Avera  | ge   |   | Average  |                    |  |
| ş                   | Heating/Cooling  | FAU  | FAU   |  | FAU  | l  |   | FAU/CAC  | -10,000            |  |
| 4                   | Energy Efficient Items   | None   | None  |  | None   | Э  |   | None   |                    |  |
| O                   | Garage/Carport   | 2ga2dw   | 3ga3dw  | -2,500   | 2gd5d  | lw   | 0   | 3ga3dw   | -2,500             |  |
| ഗ                   | Porch/Patio/Deck   | Patio/Porch  | Patio/Porch   |  | Patio/Po   | orch   |   | Patio/Porch  |                    |  |
|                     | Fireplaces   | 1 Fireplace  | 3 Fireplaces  | -5,000   | 2 Firepla  | aces   | -2,500  | 1 Fireplace  |                    |  |
| A                   | Other  | None   | Pool  | -10,000  | None   | 9  |   | None   |                    |  |
|                     | Other  | None   | Leased Solar  | 0  |  | 9  |   | None   |                    |  |
| ပ္ပ                 | Net Adjustment (Total)   |  | + X -   | \$ -30,000   | + X  |  | \$ -163,000   | X + -  | \$ 1,500           |  |
|                     | Adjusted Sale Price  |  | Net Adj: -3%  | Ψ σσ,σσσ   | Net Adj: -15   |  | · · · · · ·   | Net Adj: 0%  | ψ .,σσσ            |  |
| Щ                   | of Comparables   |  | Gross Adj : 5%  | \$ 935,000   |  |  |   | •  | \$ 931,500         |  |
| SAL                 |  |  | fer history of the subject  |  |  |  |   | 01000 7 taj. 170   | ψ 001,000          |  |
|                     | Data source(s) CRMLS Report the results of Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or treforeclosure. Per CRI record due to how results and prior sale or trecord due to how | s, RealQuest.com esearch and analysis of SU er 05/2 er RealQurce(s) 06/2 ansfer history of the sub MLS data, the subjecent the transaction                         | the prior sale or transfer BJECT 23/2024 \$0 tuest.com 27/2024 giect property and compact also sold on 06/2 occurred. The sale  | 3/2024<br>\$0<br>uest.com RealQuest.c  |  |  | rable sales (report<br>PARABLE SALE #<br>ealQuest.com<br>06/27/2024<br>rior transfer of t<br>le. The transact | additional prior sales on page 3).  2 COMPARABLE SALE # 3  RealQuest.com 06/27/2024 the subject via a Deed in Lieu of tion has no been updated in public |                    |  |
| <b>ECONCILIATIO</b> | Indicated Value by Sales Indicated Value by: Sales Ovalue is based on principate age of the subject in home within the subject This appraisal is made Completed, subject to following required inspect   | Comparison Approach \$ ples of substitution & o inprovements, the cost 's neighborhood are o  X "as is," subje to the following repairs or ion based on the extrao | 935,000 (composite properties of the properties | eemed unreliable<br>come producing, and<br>specifications and specifications<br>of a hypothetical co | ket data appro<br>and, therefore,<br>and therefore,<br>ns on the basis<br>andition that the  | e, unnec<br>the inco<br>of a hypo<br>repairs o | e to the lack of relessary to be included approach is unothetical condition ralterations have be              | uded in this report. Thunnecessary. that the improvements hoeen completed, or  | ne majority of the |  |
|                     |  | ction of the everier or  | eas of the subject are  | nerty from at loss   | t the street do  | ofinad oc                                      | one of work state   | ement of assumptions   | and limiting       |  |

**Exterior-Only Inspection Residential Appraisal Report** 

|                  | Exterior only inoposition resolution report   |
|------------------|---|
|                  | The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of  |
|                  | Fitle XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12  |
|                  |   |
|                  | J.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the   |
|                  | appraisal certification.  |
|                  |   |
|                  |   |
|                  | This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).   |
|                  |   |
|                  |   |
|                  | Fannie Mae Definition: Market value is 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.   |
|                  |   |
|                  |   |
|                  | AMC Registration # for ClearCapital.com, Inc: California #1256  |
|                  |   |
| _                |   |
| 4                |   |
| ,                |   |
| T                |   |
| 5                |   |
| >                |   |
| 5                |   |
| 5                |   |
| 1                |   |
| 7                |   |
| Ž.               |   |
| )                |   |
| 3                |   |
| ₹                |   |
| ₹                |   |
| 1                |   |
| 1                |   |
|                  |   |
|                  |   |
| H                |   |
|                  |   |
|                  |   |
| H                |   |
|                  |   |
|                  |   |
| H                |   |
|                  |   |
|                  |   |
|                  |   |
|                  |   |
|                  |   |
|                  |   |
| ŀ                |   |
| -                |   |
|                  |   |
|                  |   |
|                  |   |
| -                |   |
|                  | COST ADDDOACH TO VALUE (not required by Ferris Mee.)  |
|                  | COST APPROACH TO VALUE (not required by Fannie Mae.)  |
|                  |   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Opinion of site value for the subject property was   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No  |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  |
| 5                | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000   |
| ROACH            | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000 Source of cost data   |
| ROACH            | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000   |
| ROACH            | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$  Quality rating from cost service Effective date of cost data Sq. Ft. @\$ =\$   |
| ROACH            | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTION REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$  Quality rating from cost service Effective date of cost data Sq. Ft. @\$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)   |
| ROACH            | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$  Quality rating from cost service Effective date of cost data Sq. Ft. @\$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage/Carport Sq. Ft. @\$ =\$   |
| ROACH            | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTION REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$  Quality rating from cost service Effective date of cost data Sq. Ft. @\$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)   |
| ROACH            | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE = \$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$  Quality rating from cost service Effective date of cost data Sq. Ft. @\$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage/Carport Sq. Ft. @\$ =\$  Total Estimate of Cost-new =\$   |
| ROACH            | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$  Quality rating from cost service Effective date of cost data Sq. Ft. @\$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage/Carport Sq. Ft. @\$ =\$  Total Estimate of Cost-new =\$  Less Physical Functional External   |
| ROACH            | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE = \$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$  Quality rating from cost service Effective date of cost data Sq. Ft. @\$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage/Carport Sq. Ft. @\$ =\$  Total Estimate of Cost-new =\$   |
| ROACH            | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$  Quality rating from cost service Effective date of cost data Sq. Ft. @\$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage/Carport Sq. Ft. @\$ =\$  Total Estimate of Cost-new =\$  Less Physical Functional External  Depreciation =\$ ()   |
| ROACH            | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED  REPRODUCTIONOR  REPLACEMENT COST NEW  OPINION OF SITE VALUE  Sq. Ft. @\$  \$  Sq. Ft. @\$  \$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage/Carport  Sq. Ft. @\$  \$  Total Estimate of Cost-new  \$  \$  \$  \$  \$  \$  \$  \$  \$  Depreciation  \$  \$  \$  \$  Depreciated Cost of Improvements  \$  \$  \$  \$  \$  \$  \$  \$  \$  \$  \$  \$  \$   |
| ROACH            | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$  Quality rating from cost service Effective date of cost data Sq. Ft. @\$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage/Carport Sq. Ft. @\$ =\$  Total Estimate of Cost-new =\$  Less Physical Functional External  Depreciation =\$ ()   |
| ROACH            | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED  REPRODUCTIONOR  REPLACEMENT COST NEW  OPINION OF SITE VALUE  Sq. Ft. @\$  \$  Sq. Ft. @\$  \$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage/Carport  Sq. Ft. @\$  \$  Total Estimate of Cost-new  \$  \$  \$  \$  \$  \$  \$  \$  \$  Depreciation  \$  \$  \$  \$  Depreciated Cost of Improvements  \$  \$  \$  \$  \$  \$  \$  \$  \$  \$  \$  \$  \$   |
| COST APPROACH    | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Deprove the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$  Quality rating from cost service Effective date of cost data Sq. Ft. @\$ =\$  Total Estimate of Cost-new =\$  Less Physical Functional External  Depreciated Cost of Improvements =\$  "As-is" Value of Site Improvements =\$  "As-is" Value of Site Improvements =\$  |
| COST APPROACH    | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Depreciated Remaining Economic Life (HUD and VA only) 50  Provide adequate information for the lender/client to replicate your cost figures and calculations.  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$ 550,000  Source of cost data Sq. Ft. @\$ =\$ 550,000  Garage/Carport Sq. Ft. @\$ =\$ 550,000  Garage/Carport Sq. Ft. @\$ =\$ 550,000  Total Estimate of Cost-new =\$ 50,000  Less Physical Functional External Depreciation =\$ 50,000  Depreciated Cost of Improvements =\$ 50,000  Depreciated Remaining Economic Life (HUD and VA only) 50  Years Indicated Value By Cost Approach =\$   |
| COST APTROACH    | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Deprove the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$  Quality rating from cost service Effective date of cost data Sq. Ft. @\$ =\$  Total Estimate of Cost-new =\$  Less Physical Functional External  Depreciated Cost of Improvements =\$  "As-is" Value of Site Improvements =\$  "As-is" Value of Site Improvements =\$  |
| ME COST ATTROACH | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE \$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$ 550,000  Source of cost data Sq. Ft. @\$ =\$ 550,000  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage/Carport Sq. Ft. @\$ =\$ 750    Total Estimate of Cost-new =\$ 150    Less Physical Functional External Depreciation   \$ 150    Depreciated Cost of Improvements   \$ 150    Depreciated Cost of Improvements   \$ 150    As-is' Value of Site Improvements   \$ 150    INCOME APPROACH TO VALUE (not required by Fannie Mae.)  |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  BESTIMATED  REPRODUCTIONOR  REPLACEMENT COST NEW  OPINION OF SITE VALUE  Source of cost data  Quality rating from cost service  Effective date of cost data  Quality rating from cost service  Effective date of cost data  Sq. Ft. @\$ =\$  Total Estimate of Cost-new  \$\$  \$\$  \$\$  \$\$  \$\$  Total Estimate of Cost of Improvements  \$\$  \$\$  \$\$  \$\$  \$\$  \$\$  \$\$  \$\$  \$\$  |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE \$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$ 550,000  Source of cost data Sq. Ft. @\$ =\$ 550,000  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage/Carport Sq. Ft. @\$ =\$ 750    Total Estimate of Cost-new =\$ 150    Less Physical Functional External Depreciation   \$ 150    Depreciated Cost of Improvements   \$ 150    Depreciated Cost of Improvements   \$ 150    As-is' Value of Site Improvements   \$ 150    INCOME APPROACH TO VALUE (not required by Fannie Mae.)  |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  BESTIMATED  REPRODUCTIONOR  REPLACEMENT COST NEW  OPINION OF SITE VALUE  Source of cost data  Quality rating from cost service  Effective date of cost data  Quality rating from cost service  Effective date of cost data  Sq. Ft. @\$ =\$  Total Estimate of Cost-new  \$\$  \$\$  \$\$  \$\$  \$\$  Total Estimate of Cost of Improvements  \$\$  \$\$  \$\$  \$\$  \$\$  \$\$  \$\$  \$\$  \$\$  |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED  REPRODUCTION OR  REPLACEMENT COST NEW  OPINION OF SITE VALUE  \$ 550,000  Source of cost data  Dwelling  2,410  Sq. Ft. @\$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage/Carport  Sq. Ft. @\$ =\$  Total Estimate of Cost-new  \$ 100  Depreciation  Depreciation  Depreciation  Depreciated Cost of Improvements  \$ 200  Sestimated Remaining Economic Life (HUD and VA only) 50  Years Indicated Value By Cost Approach  \$ 100  Sestimated Monthly Market Rent \$ X Gross Multiplier  \$ 100  Summary of Income (including support for market rent and GRM)  |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000  Source of cost data Dwelling 2,410 Sq. Ft. @ \$ =\$  Quality rating from cost service Effective date of cost data Sq. Ft. @ \$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage/Carport Sq. Ft. @ \$ =\$  Total Estimate of Cost-new =\$  Less Physical Functional External  Depreciated Cost of Improvements =\$  "As-is" Value of Site Improvements =\$  "As-is" Value of Site Improvements =\$  INCOME APPROACH TO VALUE (not required by Fannie Mae.)  Estimated Monthly Market Rent \$ X Gross Multiplier =\$ Indicated Value by Income Approach  PROJECT INFORMATION FOR PUDs (if applicable)  |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000  Source of cost data   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE =\$ 550,000  Source of cost data   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to sterive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE = \$550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$  Quality rating from cost service Effective date of cost data Sq. Ft. @\$ =\$  Total Estimate of Cost-new = \$  Total Estimate of Cost-new = \$  Less Physical Functional External Depreciation = \$( )  Depreciated Cost of Improvements = \$  "As-is" Value of Site Improvements = \$  INCOME APPROACH TO VALUE (not required by Fannie Mae.)  Estimated Monthly Market Rent \$ X Gross Multiplier = \$ Indicated Value by Income Approach  Summary of Income (including support for market rent and GRM)  PROJECT INFORMATION FOR PUDS (if applicable)  Is the developer/builder in control of the Homeowner's 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.   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED  REPRODUCTIONOR  REPLACEMENT COST NEW  OPINION OF SITE VALUE  SQ. FI. @\$ =\$ 550,000  Dwelling 2,410 Sq. FI. @\$ =\$ 550,000  Source of cost data  Deplication of Site value for the subject sestimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  SQ. FI. @\$ =\$ 550,000  SQ. FI. @\$ =\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to sterive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE = \$550,000  Source of cost data Dwelling 2,410 Sq. Ft. @\$ =\$  Quality rating from cost service Effective date of cost data Sq. Ft. @\$ =\$  Total Estimate of Cost-new = \$  Total Estimate of Cost-new = \$  Less Physical Functional External Depreciation = \$( )  Depreciated Cost of Improvements = \$  "As-is" Value of Site Improvements = \$  INCOME APPROACH TO VALUE (not required by Fannie Mae.)  Estimated Monthly Market Rent \$ X Gross Multiplier = \$ Indicated Value by Income Approach  Summary of Income (including support for market rent and GRM)  PROJECT INFORMATION FOR PUDS (if applicable)  Is the developer/builder in control of the Homeowner's 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.   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Depreciation method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to sterive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONON REPLACEMENT COST NEW OPINION OF SITE VALUE -\$ 550,000  Source of cost data Develing 2,410 Sq. Ft. @\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$  |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to lerive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  SITIMATED  REPRODUCTIONOR  REPLACEMENT COST NEW  OPINION OF SITE VALUE  SSTIMATED  REPRODUCTIONOR  REPLACEMENT COST NEW  OPINION OF SITE VALUE  \$\frac{1}{2}\$\$ \$\frac{1}{2}\$\$\$ \$\frac{1}{2}\$  |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Depreciation method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to sterive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED REPRODUCTIONON REPLACEMENT COST NEW OPINION OF SITE VALUE -\$ 550,000  Source of cost data Develing 2,410 Sq. Ft. @\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$  |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to terive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED  REPRODUCTIONOR  REPLACEMENT COST NEW  OPINION OF SITE VALUE  = \$ 550,000  Source of cost data  Dealing 2,410 Sq. Ft. @ \$ =\$  Dealing 2,410 Sq. Ft. @ \$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage/Carport  Sq. Ft. @ \$ =\$  Total Estimate of Cost-new  Less  Physical  Functional  External  Depreciation  = \$ ( )  Depreciation  Settimated Remaining Economic Life (HUD and VA only) 50  Years  INCOME APPROACH TO VALUE (not required by Fannie Mae.)  Estimated Monthly Market Rent \$ X Gross Multiplier  Summary of Income (including support for market rent and GRM)  PROJECT INFORMATION FOR PUDS (if applicable)  Is the developer/builder in control of the Homeowner's 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 units ror sale  Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Detrive of the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Detrive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED  REPRODUCTIONOR  REPLACEMENT COST NEW  OPINION OF SITE VALUE  SQ, Ft. @\$ =\$ 550,000  Source of cost data  Dwelling  2,410  Sq, Ft. @\$ =\$  Source of cost data  Sq, Ft. @\$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage(Carport  Sq, Ft. @\$ =\$  Total Estimate of Cost-new  \$\$  Less  Physical  Functional  External  Depreciated Cost of Improvements  \$\$  Source of Site Improvements  \$\$  Source of Cost of Improvements  \$\$  Source of |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to terive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED  REPRODUCTIONOR  REPLACEMENT COST NEW  OPINION OF SITE VALUE  = \$ 550,000  Source of cost data  Dealing 2,410 Sq. Ft. @ \$ =\$  Dealing 2,410 Sq. Ft. @ \$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage/Carport  Sq. Ft. @ \$ =\$  Total Estimate of Cost-new  Less  Physical  Functional  External  Depreciation  = \$ ( )  Depreciation  Settimated Remaining Economic Life (HUD and VA only) 50  Years  INCOME APPROACH TO VALUE (not required by Fannie Mae.)  Estimated Monthly Market Rent \$ X Gross Multiplier  Summary of Income (including support for market rent and GRM)  PROJECT INFORMATION FOR PUDS (if applicable)  Is the developer/builder in control of the Homeowner's 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 units ror sale  Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Detrive of the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Detrive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED  REPRODUCTIONOR  REPLACEMENT COST NEW  OPINION OF SITE VALUE  SQ, Ft. @\$ =\$ 550,000  Source of cost data  Dwelling  2,410  Sq, Ft. @\$ =\$  Source of cost data  Sq, Ft. @\$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage(Carport  Sq, Ft. @\$ =\$  Total Estimate of Cost-new  \$\$  Less  Physical  Functional  External  Depreciated Cost of Improvements  \$\$  Source of Site Improvements  \$\$  Source of Cost of Improvements  \$\$  Source of |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Detrive of the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Detrive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED  REPRODUCTIONOR  REPLACEMENT COST NEW  OPINION OF SITE VALUE  SQ, Ft. @\$ =\$ 550,000  Source of cost data  Dwelling  2,410  Sq, Ft. @\$ =\$  Source of cost data  Sq, Ft. @\$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage(Carport  Sq, Ft. @\$ =\$  Total Estimate of Cost-new  \$\$  Less  Physical  Functional  External  Depreciated Cost of Improvements  \$\$  Source of Site Improvements  \$\$  Source of Cost of Improvements  \$\$  Source of |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject repetry was betrived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  STATISTICATION REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE \$ \$550,000.  Source of cost data Developer fledive date of cost data Develing 2,410 Sq. Ft. @\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Detrive of the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Detrive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  ESTIMATED  REPRODUCTIONOR  REPLACEMENT COST NEW  OPINION OF SITE VALUE  SQ, Ft. @\$ =\$ 550,000  Source of cost data  Dwelling  2,410  Sq, Ft. @\$ =\$  Source of cost data  Sq, Ft. @\$ =\$  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Garage(Carport  Sq, Ft. @\$ =\$  Total Estimate of Cost-new  \$\$  Less  Physical  Functional  External  Depreciated Cost of Improvements  \$\$  Source of Site Improvements  \$\$  Source of Cost of Improvements  \$\$  Source of |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject repetry was betrived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  STATISTICATION REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE \$ \$550,000.  Source of cost data Developer fledive date of cost data Develing 2,410 Sq. Ft. @\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject repetry was betrived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  STATISTICATION REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE \$ \$550,000.  Source of cost data Developer fledive date of cost data Develing 2,410 Sq. Ft. @\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$   |
|                  | Provide adequate information for the lender/client to replicate your cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  Opinion of site value for the subject repetry was betrived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.  STATISTICATION REPRODUCTIONOR REPLACEMENT COST NEW OPINION OF SITE VALUE \$ \$550,000.  Source of cost data Developer fledive date of cost data Develing 2,410 Sq. Ft. @\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$   |

## **Exterior-Only Inspection Residential Appraisal Report**

File No. 56748 Case No. 35598419

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 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.

Page

### **Exterior-Only Inspection Residential Appraisal Report**

File No. 56748 Case No. 35598419

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

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

# Exterior-Only Inspection Residential Appraisal Report Case No. 3559841

- 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             | infe ?                              | SUPERVISORY APPRAISER (ONLY IF REQUIRED)                 |  |  |  |  |
|-----------------------|-------------------------------------|--|--|--|--|--|
| Signature             | Val 1                               | Signature  |  |  |  |  |
| Name                  | / Antonio Anderson                  | Name   |  |  |  |  |
| Company Name          | Prodigy Appraisal Services          | Company Name   |  |  |  |  |
| Company Address       | P. O. Box 4609                      | Company Address  |  |  |  |  |
|                       | West Hills, CA 91308                |  |  |  |  |  |
| Telephone Number      | 8186188081                          | Telephone Number   |  |  |  |  |
| Email Address         | antonio@prodigyappraisal.com        | Email Address  |  |  |  |  |
| Date of Signature ar  | nd Report                           | Date of Signature  |  |  |  |  |
| Effective Date of Ap  | praisal <u>06/26/2024</u>           | State Certification #                                    |  |  |  |  |
| State Certification # | AR035678                            | or State License #                                       |  |  |  |  |
| or State License #    |                                     | State  |  |  |  |  |
| or Other (describe)   | State #                             | Expiration Date of Certification or License              |  |  |  |  |
| State                 | CA                                  |  |  |  |  |  |
| Expiration Date of C  | Pertification or License11/23/2024  |  |  |  |  |  |
|                       |                                     | SUBJECT PROPERTY   |  |  |  |  |
| ADDRESS OF PRO        | PERTY APPRAISED                     |  |  |  |  |  |
|                       | 824 Merced Dr                       | Did not inspect exterior of subject property             |  |  |  |  |
|                       | Camarillo, CA 93010-2345            | Did inspect exterior of subject property from street     |  |  |  |  |
|                       |                                     | Date of Inspection                                       |  |  |  |  |
| APPRAISED VALUI       | E OF SUBJECT PROPERTY \$ 935,000    |  |  |  |  |  |
| LENDER/CLIENT         |                                     |  |  |  |  |  |
| Name                  | ClearCapital                        | COMPARABLE SALES   |  |  |  |  |
|                       | Wedgewood Inc                       |  |  |  |  |  |
| Company Address       | 2015 Manhattan Beach Blvd Suite 100 | Did not inspect exterior of comparable sales from street |  |  |  |  |
|                       | Redondo Beach, CA 90278             | Did inspect exterior of comparable sales from street     |  |  |  |  |
| Email Address         |                                     | Date of Inspection                                       |  |  |  |  |

# Prodigy Appraisal Services COMMENT ADDENDUM

File No. 56748 Case No. 35598419

Borrower Redwood Holdings LLC

| Property Address 824 Merced Dr |         |                                   |                 |               |
|--------------------------------|---------|-----------------------------------|-----------------|---------------|
| City Camarillo                 | State   | CA                                | Zip Code        | 93010-2345    |
| Lender/Client Wedgewood Inc    | Address | 2015 Manhattan Beach Blvd Suite 1 | 00. Redondo Bea | ach. CA 90278 |

### SUBJECT CONDITION Per exterior inspection, age, location, the subject appears to be in overall average condition with an average quality of construction. The appraiser makes the extraordinary assumption that the interior of the subject is also in average condition with no need for any repairs or deferred maintenance issues not seen from the exterior inspection. The right to modify this report is reserved if the above noted information is found to be inaccurate which could affect value and the outcome of this

There's no apparent damage to the subject or neighborhood from any recent heavy rains, flooding, mud-slides or any other natural disasters.

# Prodigy Appraisal Services COMMENT ADDENDUM

File No. 56748 Case No. 35598419

Borrower Redwood Holdings LLC

| Property Address | 824 Merced Dr |        |                |                 |                 |            |               |
|------------------|---------------|--------|----------------|-----------------|-----------------|------------|---------------|
| City Camarillo   |               | County | Ventura        | State           | CA              | Zip Code   | 93010-2345    |
| Lender/Client We | edgewood Inc  | .,     | Address 2015 M | lanhattan Beach | Blvd Suite 100, | Redondo Be | ach, CA 90278 |

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

This report was completed in full compliance with the appraiser independence regulations.

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

### PURPOSE AND INTENDED USERS:

The Intended Use is to evaluate the property that is the subject of this appraisal for an asset valuation, loan servicing, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of the appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. The report will not be used for mortgage lending purposes.

### COMPETENCY PROVISION:

The appraiser has the appropriate knowledge and experience to complete this assignment competently. Appraiser qualifications are maintained in Prodigy Appraisal Services files and can be provided upon request.

### **SELF CONTAINMENT:**

This appraisal report is intended to be a report containing the information necessary to enable the reader to understand the appraiser's opinion. Any third party studies referred to, such as pest, hazardous materials, or structural reports have been verified by the appraiser to the extent of the assumptions and conclusions used.

### PERSONAL PROPERTY:

Any personal property involved in the transaction has been excluded from the valuation of the real property. Should a transaction, which includes personal property of sufficient value to affect the market value of the real property, be evident, a separate assessment of the personal property, fixtures, or intangible items will be identified and included in the report as a separate valuation.

### **DIGITAL SIGNATURE:**

This appraisal is digitally signed. This digital signature requires a security password known only by the appraiser. No changes can be made to any portion of this appraisal report once it has been digitally signed. The digital signature used in this report is an accurate representation of the appraiser's signature.

### LIMITING CONDITIONS:

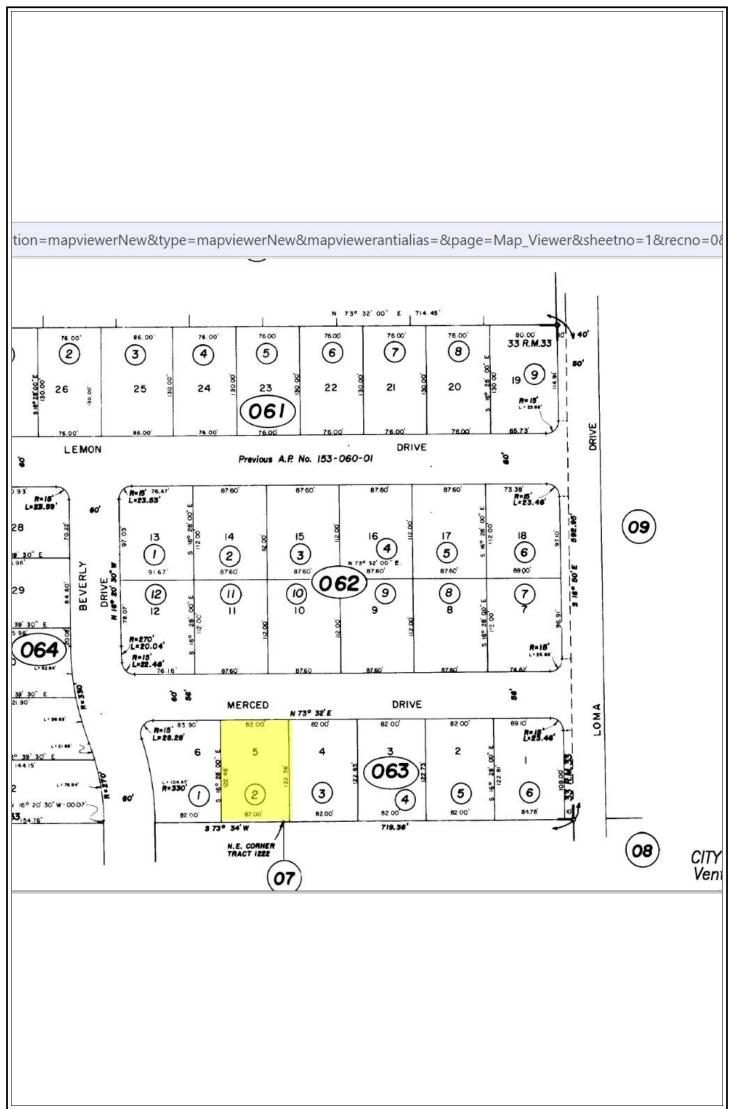
The appraiser is not a licensed building contractor or a professional building inspector. I am not qualified to survey or analyze physical items that are not readily visible. If any of the parties in this transaction have questions or concerns regarding any mechanical or structural physical problems, conditions, infestation, contamination, or other issues regarding the subject property, an expert in that field or specialty should be consulted.

# Prodigy Appraisal Services **PLAT MAP**

File No. 56748 Case No. 35598419

Borrower Redwood Holdings LLC

| Property Address  | 824 Merced Dr |        |         |                |                  |                |                 |
|-------------------|---------------|--------|---------|----------------|------------------|----------------|-----------------|
| City Camarillo    |               | County | Ventura | State          | CA               | Zip Code       | 93010-2345      |
| Lender/Client Wed | dgewood Inc   |        | Address | 2015 Manhattan | Beach Blvd Suite | 100, Redondo I | Beach, CA 90278 |



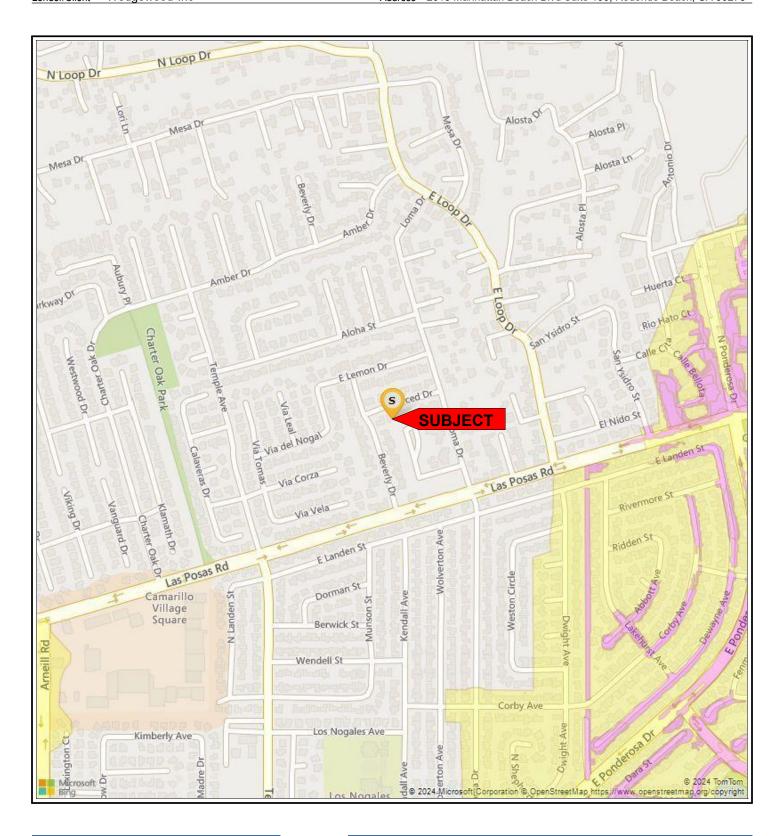
### **Prodigy Appraisal Services**

### FLOOD MAP ADDENDUM

File No. 56748 Case No. 35598419

Borrower Redwood Holdings LLC

| Property Address  | 824 Merced Dr |        |         |                |                  |               |                |
|-------------------|---------------|--------|---------|----------------|------------------|---------------|----------------|
| City Camarillo    |               | County | Ventura | State          | CA               | Zip Code      | 93010-2345     |
| Lender/Client Wed | gewood Inc    | ·      | Address | 2015 Manhattan | Beach Blvd Suite | 100 Redondo F | Beach CA 90278 |



# Flood Map Legends Flood Zones Areas inundated by 100-year flooding Areas inundated by 500-year flooding Areas of undetermined but possible flood hazards Floodway areas with velocity hazard Floodway areas COBRA zone

| Flood Zone Determination |             |                   |             |                    |            |  |  |  |  |  |  |
|--------------------------|-------------|-------------------|-------------|--------------------|------------|--|--|--|--|--|--|
| In Specia                | l Flood F   | łazard Area (F    | lood Zone): |                    | Out        |  |  |  |  |  |  |
| Within 25                | 60 ft. of m | nultiple flood zo | ones?       | Not withi          | n 250 feet |  |  |  |  |  |  |
| Commun                   | ity:        |                   |             | 065020             |            |  |  |  |  |  |  |
| Commun                   | ity Name    | :                 | CAM         | CAMARILLO, CITY OF |            |  |  |  |  |  |  |
| Map Nun                  | nber:       |                   | 06          | 111C0932F          |            |  |  |  |  |  |  |
| Zone:                    | Χ           | Panel:            | 0932F       | Panel Date:        | 01/07/2015 |  |  |  |  |  |  |
| FIPS Cod                 | de:         | 06111             | Census Tr   | act:               | 0052.03    |  |  |  |  |  |  |

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

# Prodigy Appraisal Services COMMENT ADDENDUM

File No. 56748 Case No. 35598419

Borrower Redwood Holdings LLC

| Property Address | 824 Merced Dr |        |                |                 |                 |            |               |
|------------------|---------------|--------|----------------|-----------------|-----------------|------------|---------------|
| City Camarillo   |               | County | Ventura        | State           | CA              | Zip Code   | 93010-2345    |
| Lender/Client We | edgewood Inc  | •      | Address 2015 M | lanhattan Beach | Blvd Suite 100, | Redondo Be | ach, CA 90278 |

### **GRID ADJUSTMENTS:**

Market Grid adjustments are deemed to be self-explanatory and adjustments to the comparable sales reflect the appraiser's best estimate of market's reaction to the differences between the subject property and the comparables. Paired sales analysis is conducted to a limited degree based on the market data in the area and may not only be limited to the information included in the sales comparison grid. This approach is deemed most reliable and reflective of the typical buyer reaction to or lack thereof, certain amenities, room count, condition, quality of construction, location, view, etc...

**MARKET CONDITIONS**: None warranted due to the stable trend in the neighborhood based on the 1004MC, CRMLS CMA data, neighborhood value trend charts, and market area analysis over the last 12 months. SEE EXHIBIT AND CHARTS BELOW. The list to sale price ratios is 98%.

**LOCATION**: Adjustments applied at 2.5% increments to reflect market reaction. The adjustment is the best estimated market reaction and the paired sales analysis was conducted to a limited degree of comps one and three included in the report and historical data.

**SITE**: Based on a review of Ventura County Tax Assessor plat map, the subject has a site area of 10,045 Sqft. The Google Aerial maps and 3D measuring tools were utilized to estimate the overall usable area for the subject and comparables. Even though the comparable lots differ in size from the subject, they still can only be used to build one home, so their larger or smaller site areas are worth only a marginal difference, not the full overall value of land. That being noted adjustments warranted were applied at \$10 per sqft for differences greater than 1000 sqft and rounded to \$500.

VIEW: None warranted.

**DESIGN/STYLE**: None warranted.

**GLA**: Adjustments made at \$125.00 per square foot of difference for differences greater than 100 square feet and then rounded to the nearest \$500.

**ROOM COUNT**: Bedroom count was absorbed in the GLA adjustments. Bathroom adjustments were made at \$2500 per half bath and \$5K per full bathroom differences.

**QUALITY OF CONSTRUCTION AND CONDITION**: Adjustments made at 2.5% increments based on level of difference and the paired sales analysis of comparables one and two. Comp two has recently updated kitchen and bathrooms with newer cabinets, stone counter tops, vanities, etc...

**AGE**: None warranted. Age was considered in the quality and condition ratings.

GUEST HOUSE: None warranted.

AUTO STORAGE: None warranted.

### SUMMARY OF SALES COMPARISON APPROACH:

A diligent effort was made to find comparables sales that were similar to the subject in age, style, lot size, quality of construction, close proximity, and condition. The initial search criteria were 12 months prior to inspection, 20% GLA difference, and 1 mile radius. Due to the lack of recent similar sales, the search had tot be extended to a 25% GLA variance and 1.5 mile radius. Based on the above noted search criteria the comparables included in the report bracket the major characteristics of the subject and considered the best indication of value.

Comp one was given dominate weight due to close proximity, very recent sale date, most similar gross living area. Comp two is more than 20% larger in size but had to be was used and given secondary weight due to the very recent sale date and most similar lot size. Comp three was added to bracket the subject location and given supportive weight due to very similar size. The comp photos had to be pulled from the CRMLS post exterior inspection.

# Prodigy Appraisal Services AERIAL MAP ADDENDUM

File No. 56748 Case No. 35598419

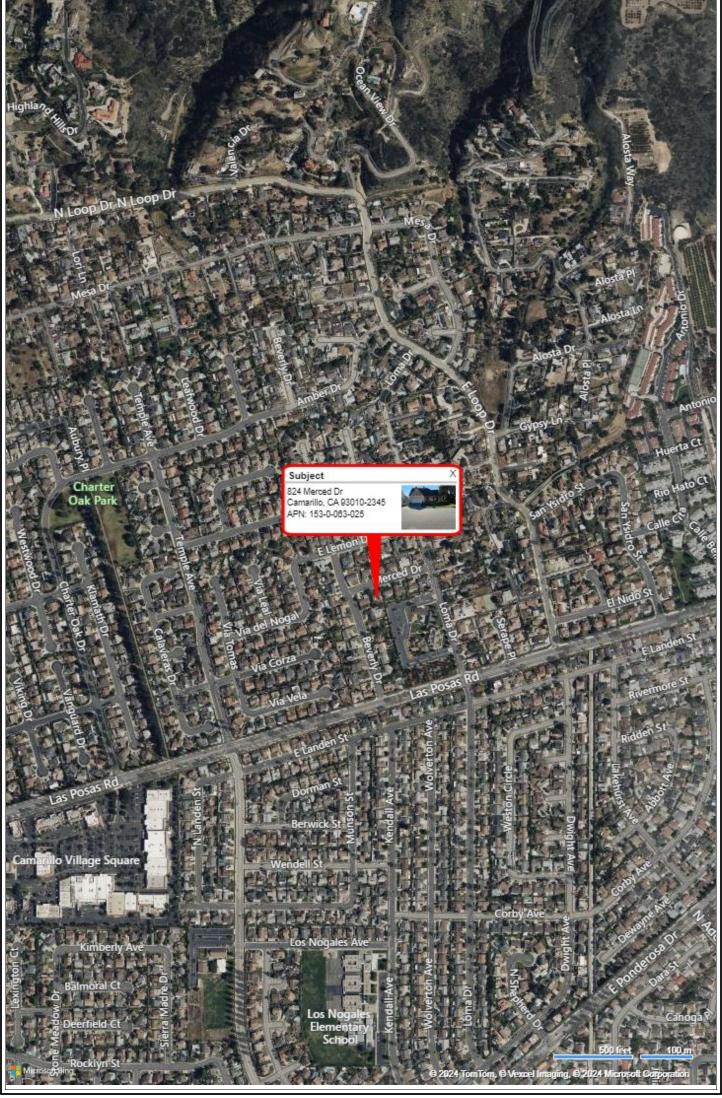
Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

Borrower Redwood Holdings LLC

Wedgewood Inc

Lender/Client

| Property Address | 824 Merced Dr |           |       |    |          |            |
|------------------|---------------|-----------|-------|----|----------|------------|
| City Camarillo   | County        | / Ventura | State | CA | Zip Code | 93010-2345 |

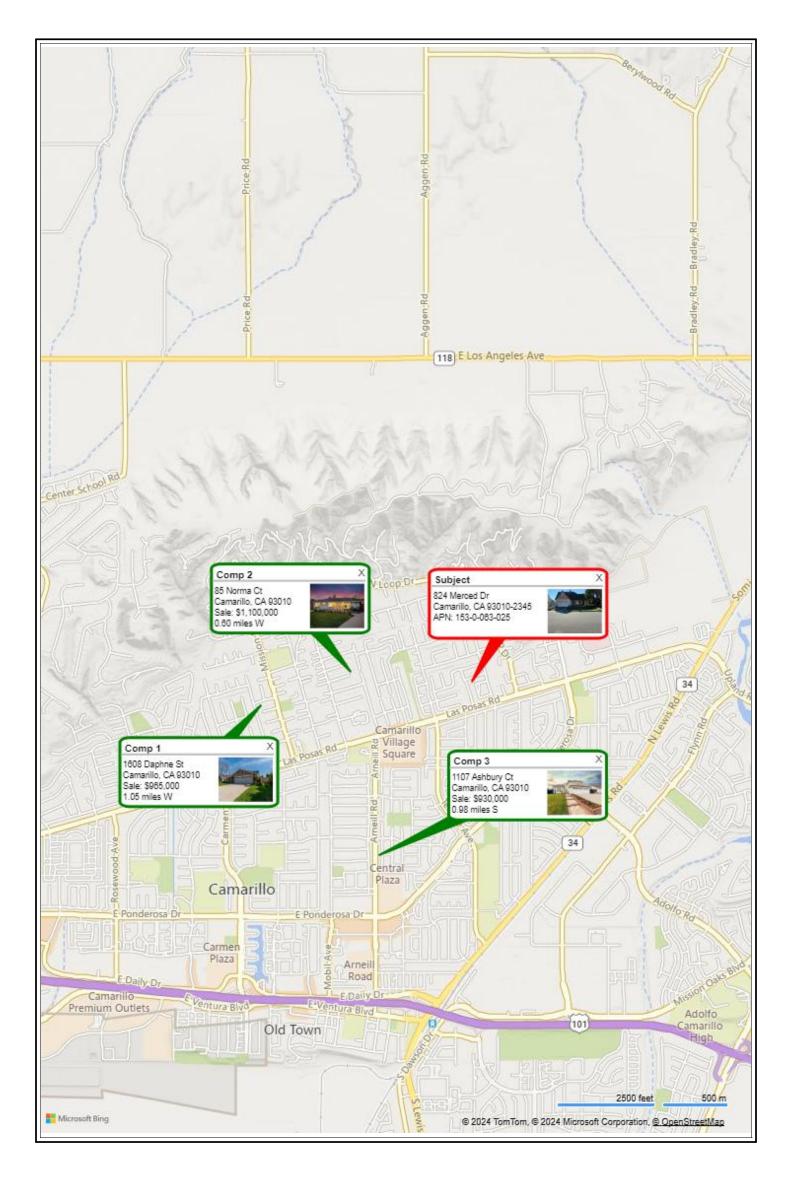


# Prodigy Appraisal Services LOCATION MAP ADDENDUM

File No. 56748 Case No. 35598419

Borrower Redwood Holdings LLC

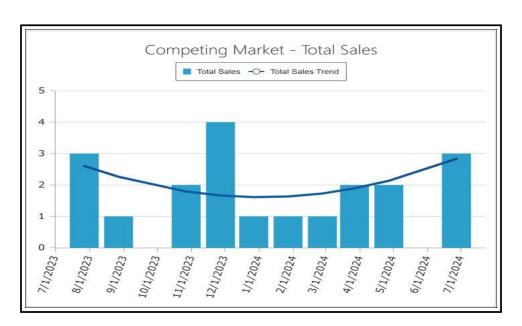
| Property Address   | 824 Merced Dr |         |                    |                  |                |               |
|--------------------|---------------|---------|--------------------|------------------|----------------|---------------|
| City Camarillo     | County        | Ventura | State              | CA               | Zip Code       | 93010-2345    |
| Lender/Client Wedg | gewood Inc    | Address | 2015 Manhattan Bea | ch Blvd Suite 10 | 0, Redondo Bea | ich, CA 90278 |



Market Conditions Addendum to the Appraisal Report File No. 56748

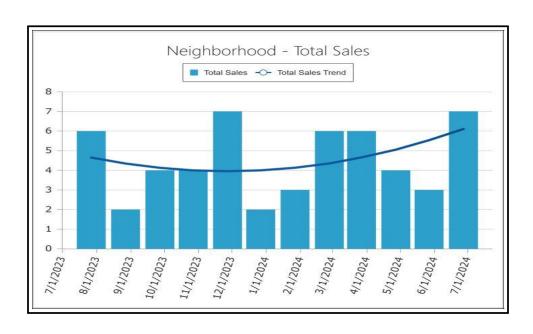
Case No. 35598419

| market 90  | ilaitionio / taa   | onaam to ti  | . с. т. р. с с с   |             | <u> </u> | Uasi  | <i>&gt;</i> 140 |  |             |   |
|--|--|--|--|-------------|----------|---|-----------------|--|-------------|---|
| The purpose of this addendum is to provide the lende   |  |  | -  | nds         | and      | conditions p  | reval           | ent in the s   | subjec      | t   |
| neighborhood. This is a required addendum for all ap   |  |  |  |             |          |   |                 |  |             |   |
| Property Address 824 Merce   | d Dr   | City   | Camarillo  |             | State    | e CA  |                 | ZIP Code   | 9           | 3010-2345   |
| Borrower Redwood Holdings LLC  |  |  |  |             |          |   |                 |  |             |   |
| Instructions: The appraiser must use the informatio  |  |  |  |             |          |   |                 |  |             |   |
| housing trends and overall market conditions as repo   | -  |  | ·  | -           |          |   |                 |  |             |   |
| it is available and reliable and must provide analysis explanation. It is recognized that not all data sources   |  |  |  |             |          |   |                 |  | •           |   |
| in the analysis. If data sources provide all the require   | •  |  |  |             |          |   |                 |  |             |   |
| average. Sales and listings must be properties that co   |  | •  |  |             |          | •   |                 | •  |             | •   |
| subject property. The appraiser must explain any and   |  |  |  |             |          |   | , u ,           | a proopoo  |             | ayor or the   |
| Inventory Analysis   | Prior 7-12 Months  | Prior 4-6 Months   | Current - 3 Months   |             |          |   | erall           | Trend  |             |   |
| Total # of Comparable Sales (Settled)  | 11   | 4  | 5  | П           |          |   | Х               | Stable   |             | Declining   |
| Absorption Rate (Total Sales/Months)   | 1.83   | 1.33   | 1.67   |             |          | Increasing  | X               | Stable   |             | Declining   |
| Total # of Comparable Active Listings  | 3  | 1  | 4  |             |          | Declining   |                 | Stable   | X           | Increasing  |
| Months of Housing Supply (Total Listings/Ab. Rate)   | 1.64   | 0.75   | 2.4  |             |          | Declining   |                 | Stable   | X           | Increasing  |
| Median Sales & List Price, DOM, Sale/List %  | Prior 7-12 Months  | Prior 4-6 Months   | Current - 3 Months   | Ļ           |          |   |                 | Trend  |             |   |
| Median Comparable Sales Price  | 1025000  | 1107500  | 1075000  | Ļ           | 4        | Increasing  |                 | Stable   | <u> </u>    | Declining   |
| Median Comparable Sales Days on Market   | 10   | 27.5   | 12   |             |          | Declining   | X               | Stable   |             | Increasing  |
| Median Comparable List Price   | 1149900  | 1050000  | 1162500  | 4           |          |   | X               | Stable   | ╫           | Declining   |
| Median Comparable Listings Days on Market  | 100  | 83   | 22   |             |          | -   | X               | Stable   |             | Increasing  |
| Median Sale Price as % of List Price   | 101.85   | 98.16<br>Yes X   | 97.82  | H           | _        |   | X               | Stable   | ╫           | Declining   |
| Seller-(developer, builder, etc,) paid financial assistar<br>Explain in detail seller concessions trends for the pas   |  |  | No   |             | ooin     |   | _               | Stable stable  | ll<br>nooto | Increasing  |
| condo fees, options, etc.)   | t 12 months (e.g. selle  | r contributions increa   | 15eu 110111 5% to 5%, 11   | ICIE        | asiii    | y use or buy  | IOWII           | s, closing (   | 20515       |   |
| CRMLS indicates there were 20 closed sale  | s during the past 1  | 12 months and 5  | of those sales cor   | ntai        | ined     | seller con  | റക്ക            | sions wh   | ich is      | 25% of the  |
| total transactions in this market area. Prior I  |  |  |  |             |          |   |                 |  |             |   |
| concessions; 50% of sales for this period. 0   |  |  |  |             |          |   |                 |  |             |   |
| \$8,000 and \$20,000. The median concession  |  |  | 70 01 04100 101 1110   | PC          | ,,,,,    | . 1110 00110  | ,000            | nono ran   | gou i       | JOUNGOIT  |
| Are foreclosure sales (REO sales) a factor in the mar  |  |  | ain (including the trend   | ls ir       | n listi  | ngs and sale  | s of f          | oreclosed  | prope       | rties)  |
| CRMLS indicates there were 20 closed sale  |  |  |  |             |          | -   |                 |  |             |   |
| 5% of the total transactions in this market a  |  |  |  |             |          |   |                 |  |             |   |
| Sales; 0 foreclosures or short sales; 0% of s  |  |  |  |             |          |   |                 |  |             |   |
|  |  | ,  |  |             |          |   |                 |  |             |   |
|  |  |  |  |             |          |   |                 |  |             |   |
| Cite data sources for above information.   |  |  |  |             |          |   |                 |  |             |   |
| CRMLS was the data source used to compl  |  |  |  |             |          |   |                 |  |             |   |
| OF THE WAS THE UATA SOUTCE USED TO COMPI   | ete the Market Col   | nditions Addendu   | ım. 6/27/2024  |             |          |   |                 |  |             |   |
| OTAMICO was the data source used to compl  | ete the Market Col   | nditions Addendu   | ım. 6/27/2024  |             |          |   |                 |  |             |   |
| Summarize the above information as support for your  |  |  |  | forn        | n. If y  | ou used any   | addi            | tional infor   | matio       | n, such as  |
|  | conclusions in the Ne  | ighborhood section o   | of the appraisal report  |             | -        | -   |                 |  |             |   |
| Summarize the above information as support for your  | conclusions in the Ne<br>drawn listings, to form   | ighborhood section o   | of the appraisal report<br>ns, provide both an exp   | olan        | ation    | and support   | for             | our conclu   | usions      |   |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with  | conclusions in the Ne<br>drawn listings, to form<br>exported MLS ma  | ighborhood section o   | of the appraisal report<br>ns, provide both an exp   | olan        | ation    | and support   | for             | our conclu   | usions      |   |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an  | conclusions in the Ne<br>drawn listings, to form<br>exported MLS ma  | ighborhood section o   | of the appraisal report<br>ns, provide both an exp   | olan        | ation    | and support   | for             | our conclu   | usions      |   |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an  | conclusions in the Ne<br>drawn listings, to form<br>exported MLS ma<br>tml.  | ighborhood section o<br>ulate your conclusion<br>rket search. Deta   | of the appraisal report<br>ns, provide both an exp<br>ails regarding the c   | olan<br>alc | ation    | and support   | for             | our conclu   | usions      |   |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh   | conclusions in the Ne<br>drawn listings, to form<br>exported MLS ma<br>tml.  | ighborhood section o<br>ulate your conclusion<br>rket search. Deta   | of the appraisal report<br>ns, provide both an exp<br>ails regarding the c   | olan<br>alc | ation    | and support   | for             | our conclu   | usions      |   |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh   | conclusions in the Ne<br>drawn listings, to form<br>exported MLS ma<br>tml.  | ighborhood section o<br>ulate your conclusion<br>rket search. Deta   | of the appraisal report<br>ns, provide both an exp<br>ails regarding the c   | olan<br>alc | ation    | and support   | for             | our conclu   | usions      |   |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh   | conclusions in the Ne<br>drawn listings, to form<br>exported MLS ma<br>tml.  | ighborhood section o<br>ulate your conclusion<br>rket search. Deta   | of the appraisal report<br>ns, provide both an exp<br>ails regarding the c   | olan<br>alc | ation    | and support   | for             | our conclu   | usions      |   |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh   | conclusions in the Ne<br>drawn listings, to form<br>exported MLS ma<br>tml.  | ighborhood section o<br>ulate your conclusion<br>rket search. Deta   | of the appraisal report<br>ns, provide both an exp<br>ails regarding the c   | olan<br>alc | ation    | and support   | for             | our conclu   | usions      |   |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh The increase in recent listings does not indi   | conclusions in the Ne<br>drawn listings, to form<br>exported MLS ma<br>tml.<br>cate a lack of dem  | ighborhood section o<br>ulate your conclusion<br>rket search. Deta<br>andit's typical f  | of the appraisal report in its, provide both an expails regarding the control or this time of year   | olan<br>alc | ation    | and supportions and p   | roce            | your conclu  | usions      |   |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh The increase in recent listings does not indi   | conclusions in the Ne<br>drawn listings, to form<br>exported MLS ma<br>tml.<br>cate a lack of dem  | ighborhood section o<br>ulate your conclusion<br>rket search. Deta<br>andit's typical f  | of the appraisal report in the appraisal report in the second in the contract of the contract  | olan<br>alc | ation    | and supportions and p   | roce            | your concluess can b   | usions      | Ind online a  |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  | conclusions in the Ne<br>drawn listings, to form<br>exported MLS ma<br>tml.<br>cate a lack of dem  | ighborhood section o<br>ulate your conclusion<br>rket search. Deta<br>andit's typical f  | of the appraisal report in its, provide both an expails regarding the control or this time of year   | olan<br>alc | ation    | and supportions and p   | roce            | your concluess can b   | usions      | nd online at  |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  | conclusions in the Ne<br>drawn listings, to form<br>exported MLS ma<br>tml.<br>cate a lack of dem  | ighborhood section o<br>ulate your conclusion<br>rket search. Deta<br>andit's typical f  | of the appraisal report in its, provide both an expails regarding the control or this time of year   | olan<br>alc | ation    | ons and portions and p  | roce            | rour conclusess can be seen to be | usions      | . ind online at Declining Declining                   |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings   | conclusions in the Ne<br>drawn listings, to form<br>exported MLS ma<br>tml.<br>cate a lack of dem  | ighborhood section o<br>ulate your conclusion<br>rket search. Deta<br>andit's typical f  | of the appraisal report in its, provide both an expails regarding the control or this time of year   | olan<br>alc | ation    | ons and supportions and p  On  Increasing Increasing Declining          | roce            | rour conclusess can be seen be | usions      | Declining Declining Increasing                        |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months   | ighborhood section of<br>ulate your conclusion<br>rket search. Deta<br>andit's typical f   | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosures sales (REO sales) a factor in the pro-   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months   | ighborhood section of<br>ulate your conclusion<br>rket search. Deta<br>andit's typical f   | of the appraisal report in its, provide both an expails regarding the control or this time of year   | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months   | ighborhood section of<br>ulate your conclusion<br>rket search. Deta<br>andit's typical f   | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosures sales (REO sales) a factor in the pro-   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months   | ighborhood section of<br>ulate your conclusion<br>rket search. Deta<br>andit's typical f   | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosures sales (REO sales) a factor in the pro-   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months   | ighborhood section of<br>ulate your conclusion<br>rket search. Deta<br>andit's typical f   | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosures sales (REO sales) a factor in the pro-   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months   | ighborhood section of<br>ulate your conclusion<br>rket search. Deta<br>andit's typical f   | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosures sales (REO sales) a factor in the pro-   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months   | ighborhood section of<br>ulate your conclusion<br>rket search. Deta<br>andit's typical f   | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosures sales (REO sales) a factor in the pro-   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months   | ighborhood section of<br>ulate your conclusion<br>rket search. Deta<br>andit's typical f   | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosures sales (REO sales) a factor in the pro-   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months   | ighborhood section of<br>ulate your conclusion<br>rket search. Deta<br>andit's typical f   | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosures sales (REO sales) a factor in the proof foreclosed properties.   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months  ject? Yes  | ighborhood section on the conclusion right search. Detained and it's typical factorial formula in the conclusion of      | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosures sales (REO sales) a factor in the pro-   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months  ject? Yes  | ighborhood section on the conclusion right search. Detained and it's typical factorial formula in the conclusion of      | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosures sales (REO sales) a factor in the proof foreclosed properties.   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months  ject? Yes  | ighborhood section on the conclusion right search. Detained and it's typical factorial formula in the conclusion of      | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosures sales (REO sales) a factor in the proof foreclosed properties.   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months  ject? Yes  | ighborhood section on the conclusion right search. Detained and it's typical factorial formula in the conclusion of      | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosures sales (REO sales) a factor in the proof foreclosed properties.   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months  ject? Yes  | ighborhood section on the conclusion right search. Detained and it's typical factorial formula in the conclusion of      | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosures sales (REO sales) a factor in the proof foreclosed properties.   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months  ject? Yes  | ighborhood section on the conclusion right search. Detained and it's typical factorial formula in the conclusion of      | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosures sales (REO sales) a factor in the proof foreclosed properties.   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months  ject? Yes  | ighborhood section on the conclusion right search. Detained and it's typical factorial formula in the conclusion of      | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosures sales (REO sales) a factor in the proof foreclosed properties.   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months  ject? Yes  | ighborhood section on the conclusion right search. Detained and it's typical factorial formula in the conclusion of      | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosures sales (REO sales) a factor in the proof foreclosed properties.  Summarize the above trends and address the impact  | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months  ject? Yes  | ighborhood section on the conclusion of the conc | of the appraisal report in s., provide both an expails regarding the control of this time of year in this time of year in the control of the  | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosures sales (REO sales) a factor in the proof foreclosed properties.  Summarize the above trends and address the impact  | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months  ject? Yes  on the subject unit and   | ighborhood section on the conclusion of the conc | of the appraisal report in s., provide both an expails regarding the control of this time of year in the control of the contro | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indifferent individual subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosures sales (REO sales) a factor in the proof foreclosed properties.  Summarize the above trends and address the impact  | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months  ject? Yes  on the subject unit and addresson sal Services                              | ighborhood section of culate your conclusion riket search. Detained and it's typical for a following:  Prior 4-6 Months  No If yes, incoming the project.  Signature   | of the appraisal report in s., provide both an expails regarding the control of this time of year in the control of the contro | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indi  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosures sales (REO sales) a factor in the proof foreclosed properties.  Summarize the above trends and address the impact  Signature  Appraiser Name  Antonio Ar  Company Name  Prodigy Appraise  Company Address  P. O. Box 4609, Wes   | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months  ject? Yes  on the subject unit and address on sal Services st Hills, CA 91308          | ighborhood section of culate your conclusion riket search. Detained andit's typical formula in the second section of the search. Detained andit's typical formula in the second section of the section of the second section of the section of the section of the second section of the        | of the appraisal report in a provide both an expails regarding the control of this time of year and the control of the control | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing             |
| Summarize the above information as support for your an analysis of pending sales, and/or expired and with The statistics above were generated from an http://bradfordsoftware.com/1004mc/calc.sh  The increase in recent listings does not indifferent | conclusions in the Ne drawn listings, to form exported MLS matml.  cate a lack of dem  e project, complete the Prior 7-12 Months  ject? Yes  on the subject unit and address on sal Services st Hills, CA 91308  State C | ghborhood section of culate your conclusion riket search. Detained andit's typical formal section of the concentration of the concen    | Project Name: Current - 3 Months icate the number of R Name Name Name Name Name Name Name Name   | r.          | nation   | ons and supportions and p  On Increasing Increasing Declining Declining | verall          | rour concluess can be seen be  | e fou       | Declining Declining Increasing Increasing s and sales |



ABOVE: Competing Market - Total Sales

BELOW: Neighborhood - Total Sales





ABOVE: Competing Market - Total Listings







ABOVE: Competing Market - Total Sales and Listings

BELOW: Neighborhood - Total Sales and Listings

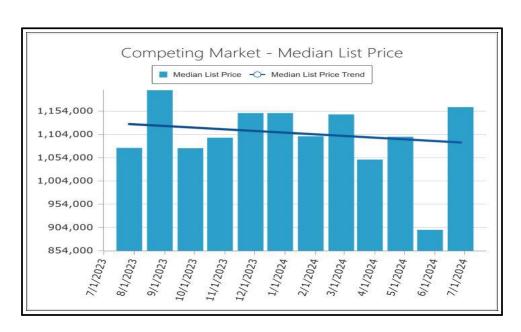




ABOVE: Competing Market - Median Sales Price

BELOW: Neighborhood - Median Sales Price





ABOVE: Competing Market - Median List Price

BELOW: Neighborhood - Median List Price





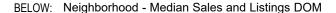
ABOVE: Competing Market - Median Sales and List Price







ABOVE: Competing Market - Median Sales and Listings DOM







ABOVE: Competing Market - Average Sale and List Price Per SqFt





# Prodigy Appraisal Services SUBJECT PHOTO ADDENDUM

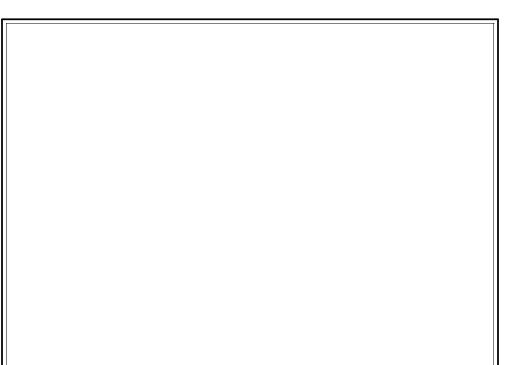
File No. 56748 Case No. 35598419

Borrower Redwood Holdings LLC

| Property Address | 824 Merced Dr |        |         |                  |                     |                  |            |
|------------------|---------------|--------|---------|------------------|---------------------|------------------|------------|
| City Camarillo   |               | County | Ventura | State            | CA                  | Zip Code         | 93010-2345 |
| Lender/Client We | edgewood Inc  |        | Address | 2015 Manhattan I | Beach Blvd Suite 10 | 0, Redondo Beach | , CA 90278 |



FRONT OF SUBJECT PROPERTY 824 Merced Dr Camarillo, CA 93010-2345



# REAR OF SUBJECT PROPERTY



STREET SCENE

Borrower Redwood Holdings LLC

Lender/Client Wedgewood Inc

| Property Address | 824 Merced Dr |         |       |    |          |            |
|------------------|---------------|---------|-------|----|----------|------------|
| City Camarillo   | County        | Ventura | State | CA | Zip Code | 93010-2345 |



COMPARABLE SALE # 1608 Daphne St Camarillo, CA 93010

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



COMPARABLE SALE # 2 85 Norma Ct Camarillo, CA 93010

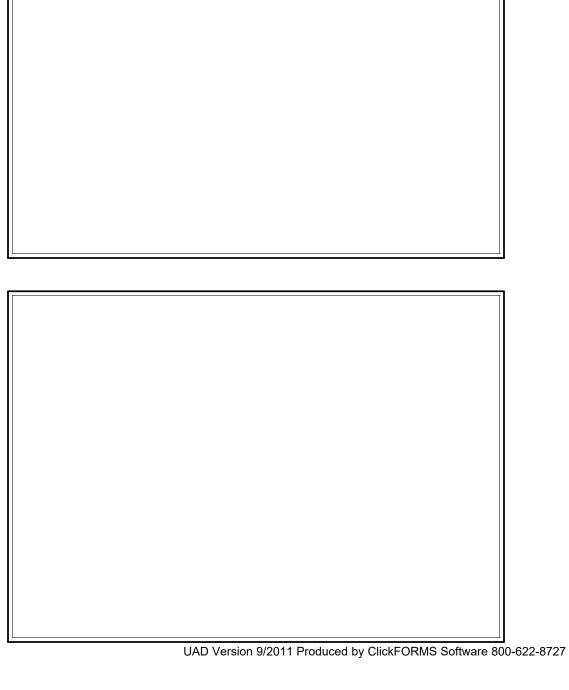


COMPARABLE SALE # 1107 Ashbury Ct Camarillo, CA 93010

Borrower Redwood Holdings LLC Property Address 824 Merced Dr County City Camarillo Ventura State CA Zip Code 93010-2345 Wedgewood Inc Lender/Client Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



Street Sign for Norma Ct



# UNIFORM APPRAISAL DATASET (UAD)

File No. 56748 **Property Condition and Quality Rating Definitions** 35598419 Case No.

### Requirements - Condition and Quality Ratings Usage

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

### **Condition Ratings and Definitions**

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

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

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

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

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

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

C.4

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

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

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

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

C6

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

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

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

File No. 56748 Case No. 35598419

### **Quality Ratings and Definitions**

Q1

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

Q2

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

Q3

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

Ω4

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.

05

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.

Ω6

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

### Requirements - Definitions of Not Updated, Updated and Remodeled

### **Not Updated**

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

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

### Updated

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

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

### Remodeled

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

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

### **Explanation of Bathroom Count**

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

### Example:

3.2 indicates three full baths and two half baths.

Prodigy Appraisal Services UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report File No. 56748 Case No. 35598419 May Appear in These Fields
Location & View Full Name Adverse

Abbreviation

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

Prodigy Appraisal Services

# APPRAISAL COMPLIANCE ADDENDUM File No. 56748 Case No. 35598419

|   |   |  | <b>-</b>                             | 3C NO. 3333        | 0.10                       |
|---|---|--|--------------------------------------|--------------------|----------------------------|
| Borrower/Client Redwood Hold                      | dings LLC   |  |                                      |                    |                            |
| Address 824 Merced Dr                             |   |  | 0.1.01                               | Unit No.           | 00040 0045                 |
| City Camarillo                                    |   | Ventura  | State <u>CA</u>                      | Zip Code           | 93010-2345                 |
| Lender/Client Wedgewood Inc                       | <u>5</u>  |  |                                      |                    |                            |
|   |   |  |                                      |                    |                            |
| This Appra  | aisal Compliance Addendum is included to ensu   | ure this appraisal report meets al                   | 111CDAD 2011                         | requirements       |                            |
| APPRAISAL AND REPORT                              | IDENTIFICATION  | ile triis appraisai report meets ai                  | 1 03 FAF 2014                        | requirements.      |                            |
| This Appraisal Report is one of the               |   |  |                                      |                    |                            |
|   | rollowing types.<br>This report was prepared in accordance with the requ                                      | uirements of the Annraisal Penort of                 | ation of LISDAD 9                    | Standarde Dule 1   | 2.2(a)                     |
|   | This report was prepared in accordance with the requestions are proported in accordance with the requestions. |  |                                      |                    |                            |
|   | intended user of this report is limited to the identified   |  |                                      |                    |                            |
|   | at the opinions and conclusions set forth in the report   |  | •                                    |                    | • • •                      |
|   | at the opinions and considerant cotton in the report  | may not be underected properly wit                   | iout the addition                    |                    | are appraiser e werking    |
|   |   |  |                                      |                    |                            |
|   |   |  |                                      |                    |                            |
| ADDITIONAL CERTIFICATION                          | ONS   |  |                                      |                    |                            |
| I certify that, to the best of my know            | /ledge and belief:  |  |                                      |                    |                            |
| •   | ned in this report are true and correct.  |  |                                      |                    |                            |
|   | ons, and conclusions are limited only by the reported   | assumptions and are my personal,                     | mpartial, and un                     | biased profession  | onal analyses,             |
| opinions, and conclusions.                        |   | 71   | , ,                                  | ,                  | , ,                        |
| Unless otherwise indicated, I I                   | have no present or prospective interest in the proper   | ty that is the subject of this report ar             | nd no personal in                    | terest with respe  | ect to parties involved    |
|   | have performed no services, as an appraiser or in an  | -  |                                      | •                  | •                          |
| period immediately preceding                      | acceptance of this assignment.  |  |                                      |                    |                            |
| I have no bias with respect to                    | the property that is the subject of this report or the pa   | arties involved with this assignment                 |                                      |                    |                            |
| My engagement in this assign                      | ment was not contingent upon developing or reporting  | ng predetermined results.                            |                                      |                    |                            |
| <ul> <li>My compensation for complet</li> </ul>   | ing this assignment is not contingent upon the develo   | opment or reporting of a predetermin                 | ned value or dire                    | ction in value tha | at favors the cause        |
| of the client, the amount of the                  | e value opinion, the attainment of a stipulated result,   | or the occurrence of a subsequent of                 | event directly rela                  | ated to the inten  | ded use of                 |
| this appraisal.                                   |   |  |                                      |                    |                            |
|   | onclusions were developed and this report has been  | prepared, in conformity with the Uni                 | form Standards o                     | of Professional A  | Appraisal Practice that    |
| were in effect at the time this r                 |   |  |                                      |                    |                            |
|   | have made a personal inspection of the property that  |  |                                      |                    |                            |
|   | o one provided significant real property appraisal as   | ,  | s certification (if                  | there are excep    | tions, the name of each    |
|   | t real property appraisal assistance is stated elsewhe  | . ,  |                                      |                    |                            |
|   | d in accordance with Title XI of FIRREA as amended  | , and any implementing regulations.                  |                                      |                    |                            |
| PRIOR SERVICES                                    |   |  | 1: ( 60                              |                    | . ,                        |
|   | services, as an appraiser or in another other capacit   | ty, regarding the property that is the               | subject of the re                    | port within the tr | ree-year period            |
| immediately preceding accept                      |   | Alexander of the Alexander of the                    | ta                                   |                    | ate difference difference. |
|   | es, as an appraiser or in another capacity, regarding   |  | is report within ti                  | ne three-year pe   | eriod immediately          |
| PROPERTY INSPECTION                               | assignment. Those services are described in the con   | nments below.  |                                      |                    |                            |
|   | onal inspection of the property that is the subject of the  | nie report   |                                      |                    |                            |
|   | personal inspection of the property that is the subject of the  |  |                                      |                    |                            |
| APPRAISAL ASSISTANCE                              | personal inspection of the property that is the subject   | or this report.                                      |                                      |                    |                            |
|   | ovided significant real property appraisal assistance to  | o the person signing this certification              | n. If anyone did r                   | provide significa  | nt assistance, they        |
|   | ummary of the extent of the assistance provided in the  |  | <b>,</b> p                           |                    | ,,                         |
|   | ,   |  |                                      |                    |                            |
|   |   |  |                                      |                    |                            |
|   |   |  |                                      |                    |                            |
| ADDITIONAL COMMENTS                               |   |  |                                      |                    |                            |
| Additional USPAP related issues re                | equiring disclosure and/or any state mandated require   | ements:  |                                      |                    |                            |
|   |   |  |                                      |                    |                            |
|   |   |  |                                      |                    |                            |
|   |   |  |                                      |                    |                            |
|   |   |  |                                      |                    |                            |
|   |   |  |                                      |                    |                            |
|   |   |  |                                      |                    |                            |
|   | POSURE TIME FOR THE SUBJECT PRO   |  |                                      |                    |                            |
|   | for the subject property is <u>1-90 Days</u> day(s) uti   | lizing market conditions pertinent to                | the appraisal as                     | signment.          |                            |
| X A reasonable exposure time for                  | or the subject property is <u>1-90 Days</u> day(s).   |  |                                      |                    |                            |
| A DDD 4105D                                       |   | 0110501/10001/100011                                 |                                      |                    |                            |
| APPRAISER   |   | SUPERVISORY APPRAIS                                  | ER (ONLY IF                          | REQUIRED           |                            |
|   |   |  |                                      |                    |                            |
| _   |   |  |                                      |                    |                            |
|   | $\alpha$  |  |                                      |                    |                            |
| (X 6.1.   | $\prec V$   |  |                                      |                    |                            |
| Signature Y HOMAN                                 | 7->   | Cianatura  |                                      |                    |                            |
| Signature Antonio Anderson                        |   | Signature  |                                      |                    |                            |
| Name Antonio Anderson                             | 1   |  |                                      |                    |                            |
| Date of Signature 06/27/2024                      |   | Date of Signature                                    |                                      |                    |                            |
| State Certification # AR035678 or State License # |   | State Certification #                                |                                      |                    |                            |
| State CA  |   | or State License #<br>State                          |                                      |                    |                            |
|   | License 11/23/2024  | Expiration Date of Certification o                   | r License                            |                    |                            |
| Expiration Date of Certification of L             | -1001136 11/20/202 <del>4</del>   | •  |                                      |                    |                            |
|   |   | Supervisory Appraisar Inconstion                     | of Subject Drang                     | rtv.               |                            |
| Effective Date of Appraisal 06/26                 | 5/2024  | Supervisory Appraiser Inspection  Did Not Exterior C | of Subject Prope<br>Only from street |                    | nd Exterior                |

Borrower Redwood Holdings LLC

Property Address 824 Merced Dr

City Camarillo County Ventura State CA Zip Code 93010-2345

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



Borrower Redwood Holdings LLC

Property Address 824 Merced Dr

City CamarilloCountyVenturaStateCAZip Code93010-2345Lender/ClientWedgewood IncAddress2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



### **DECLARATIONS**

REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

301 E. Fourth Street, Cincinnati, OH 45202

### 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)

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

Policy Number: RAP4113647-22 Renewal of: RAP4113647-21

Program Administrator: Herbert H. Landy Insurance Agency Inc.

100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Antonio D. Anderson

Item 2. Address: P.O. Box 4609

City, State, Zip Code: West Hills, CA 91308

Item 3. Policy Period: From 11/29/2022 To 11/29/2023

(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. \$ \_\_\_\_1,000,000 \_\_\_\_ Damages Limit of Liability – Each Claim

B. \$ \_\_\_\_1,000,000 \_\_\_\_ Claim Expenses Limit of Liability – Each Claim

C. \$ \_\_\_\_\_\_ 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**: \$ 895.00

Item 7. Retroactive Date (if applicable): 11/29/2005

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 CA (10/13) IL7324 (08/12)

D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)

D42414 (08/19)

Authorized Representative

D42101 (03/15) Page 1 of 1