

## **APPRAISAL OF REAL PROPERTY**



### **LOCATED AT**

742 Madison Dr  
Sonoma, CA 95476  
87 FM 52-201-56 #Chg Per MD

### **FOR**

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

### **OPINION OF VALUE**

785,000

### **AS OF**

03/02/2024

### **BY**

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# Exterior-Only Inspection Residential Appraisal Report

D403011  
File # 35141630

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

SUBJECT

Property Address **742 Madison Dr** City **Sonoma** State **CA** Zip Code **95476**  
 Borrower **Redwood Holdings LLC** Owner of Public Record **Albert A & Norma M Lunardi** County **Sonoma**  
 Legal Description **87 FM 52-201-56 #Chg Per MD**  
 Assessor's Parcel # **052-203-015-000** Tax Year **2023** R.E. Taxes \$ **2,439**  
 Neighborhood Name **Madison** Map Reference **42220** Census Tract **1503.04**  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ **0**  PUD HOA \$ **0**  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) **Market Value**  
 Lender/Client **Wedgewood Inc.** Address **2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **DOM 11;The subject was listed on 11/01/2023 for \$828,000 Metrolist#324005021, pending on 2/23/2024 for \$828,000 and sold on 2/28/2024 for \$785,000.**

CONTRACT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 Contract Price \$ **785,000** Date of Contract **02/28/2024** Is the property seller the owner of public record?  Yes  No Data Source(s)  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %			
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	78 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	3 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	705	Low	25	Multi-Family	4 %
Neighborhood Boundaries	<b>Boyes Blvd to the north, Sonoma Hwy to the east, Grove St to the south and Carriger Rd to the west.</b>						1,230	High	78	Commercial	15 %	
								860	Pred.	35	Other	%

Neighborhood Description **The neighborhood is composed primarily of single family homes and support services. Employment access is along SR-12 with an average commute of 30-90 minutes. Support services are located along Lone Tree Way . Schools, and support services located within the subject neighborhood.**  
 Market Conditions (including support for the above conclusions) **Market conditions of lowering interest rates, with a wide range of financing products exist. Seller paid concessions are typical in this marketing area. Homes are typically sold between 1-3% above or below the list price depending on condition. Home prices are stable with a slightly declining trend per the 1004MC and graphs.**

SITE

Dimensions **67.65 x 96 x 67.55 x 100** Area **6700 sf** Shape **Rectangular** View **N;Res;**  
 Specific Zoning Classification **R15UA** Zoning Description **Single Family Residential**  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe **Current use is SFR, which is legally, physically and economically, the best use.**  
 Utilities **Public Other (describe)** **Public Other (describe)** **Off-site Improvements - Type** **Public Private**  
 Electricity   Water   Street **Asphalt**    
 Gas   Sanitary Sewer   Alley **None**    
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map # **06097C0936E** FEMA Map Date **12/02/2008**  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe  
**No adverse conditions were observed at the time of the inspection. The subject is an above street grade, level interior lot with full utility and conforms to the area. Typical utility easements exist.**

IMPROVEMENTS

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

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # <b>1</b>	<input type="checkbox"/> None
# of Stories <b>2</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # <b>0</b>	<input checked="" type="checkbox"/> Driveway # of Cars <b>2</b>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck <b>Patio</b>	Driveway Surface <b>Concrete</b>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls <b>Stcco/Wd/Brk/</b>	Fuel <b>Gas</b>	<input checked="" type="checkbox"/> Porch Covered	<input checked="" type="checkbox"/> Garage # of Cars <b>2</b>
Design (Style) <b>Contemp</b>	Roof Surface <b>Metal/Avg</b>	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool <b>None</b>	<input type="checkbox"/> Carport # of Cars <b>0</b>
Year Built <b>1968</b>	Gutters & Downspouts <b>Galvanize/Avg</b>	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence <b>Wood</b>	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) <b>40</b>	Window Type <b>Sldr/Avg</b>	<input type="checkbox"/> Other	<input type="checkbox"/> Other <b>None</b>	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				

Finished area above grade contains: **7** Rooms **4** Bedrooms **2.0** Bath(s) **1,895** Square Feet of Gross Living Area Above Grade  
 Additional features (special energy efficient items, etc.) **None**

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C4;The subject is in average condition. The subject is an interior lot having a two story single family home with concrete slab foundation, stucco, wood siding and brick veneer, single pane alum slider windows and a calpak metal roof. There is some cracked and peeling paint on the trim. Recent MLS shows that the interior shows no updating and is in average condition. The preparer assumes the condition of the interior of the improvements being valued is the same as the exterior condition of the property unless otherwise noted in the report. Cost to cure for the cracked and peeling paint is less then \$250.**  
 Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No  
 If Yes, describe.  
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe.

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There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 825,000 to \$ 875,000		There are 15 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 705,000 to \$ 1,230,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	742 Madison Dr Sonoma, CA 95476	998 Cherry Ave Sonoma, CA 95476	434 Kelsey Ct Sonoma, CA 95476	741 Amherst Cir Sonoma, CA 95476			
Proximity to Subject		0.11 miles W	0.42 miles SE	0.29 miles NE			
Sale Price	\$ 785,000	\$ 719,000	\$ 855,000	\$ 777,000			
Sale Price/Gross Liv. Area	\$ 414.25 sq.ft.	\$ 443.01 sq.ft.	\$ 525.83 sq.ft.	\$ 415.73 sq.ft.			
Data Source(s)		Metrolist#323042952;DOM 99	Metrolist#323910881;DOM 20	Metrolist#323924704;DOM 60			
Verification Source(s)		Public Records, DOC#48483	Public Records, DOC#51153	Public Records, DOC#1464			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment		
Sales or Financing		Estate		ArmLth			
Concessions		Conv;19000	0	Conv;1500	0		
Date of Sale/Time		s10/23;c10/23		s10/23;c10/23			
Location	N;Res;	A;SidesBusyRd;	+36,000	N;Res;	A;BacksBusyRd;	+39,000	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	Fee Simple		
Site	6700 sf	7000 sf	0	9718 sf	-30,000	4090 sf	+26,000
View	N;Res;	N;Res;		N;Res;	N;Res;		
Design (Style)	DT2;Contemp	DT1;Ranch	0	DT1;Ranch	0	DT1;Ranch	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	56	56		37	-4,500	25	-10,500
Condition	C4	C4		C4		C3	-50,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	7 4 2.0	6 3 2.0	0	6 3 2.0	0	6 3 2.0	0
Gross Living Area	1,895 sq.ft.	1,623 sq.ft.	+23,000	1,626 sq.ft.	+23,000	1,869 sq.ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FAU/AC	FAU/AC		FAU/AC		FAU/AC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Porch,Patio	Porch,Patio		Porch,Patio		Porch,Patio	
Amenities	Outbuilding	Shed	0	None	+5,000	None	+5,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 59,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -6,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9,500
Adjusted Sale Price of Comparables		Net Adj. 8.2 % Gross Adj. 8.2 %	\$ 778,000	Net Adj. 0.8 % Gross Adj. 7.3 %	\$ 848,500	Net Adj. 1.2 % Gross Adj. 16.8 %	\$ 786,500

SALES COMPARISON APPROACH

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

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

Data Source(s) **Public Records**

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

Data Source(s) **Public Records**

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	02/28/2024			
Price of Prior Sale/Transfer	\$785,000			
Data Source(s)	MLS, Public Records	MLS, Public Records	MLS, Public Records	MLS, Public Records
Effective Date of Data Source(s)	03/02/2024	03/02/2024	03/02/2024	03/02/2024

Analysis of prior sale or transfer history of the subject property and comparable sales **Subject Has Been Sold or Transferred Ownership During The Past 3 Years. The subject sold through the MLS as a cash sale on 02/28/2024 for \$785,000. Comparables Do Not Have Previous Sales or Ownership Transfers During The Past Year.**

Summary of Sales Comparison Approach The primary search criteria was to locate proximate homes with similar living area, bedroom and bathroom count, age, location, and condition as a C4. Comps 1 is the most proximate sale and most similar in condition and appeal. Comp 3 is the most recent sale and similar in appeal and together with comp 1 is given the most weight in the market analysis. Comp 2 & 4 are used for market support and bracketing. Given the condition, the sold range, and the market, and the recent sale, \$785,000 is a reasonable and supported value for the subject. A reasonable exposure time for the subject property developed independently from the stated marketing time is 30 days.

Indicated Value by Sales Comparison Approach \$ 785,000

Indicated Value by: Sales Comparison Approach \$ 785,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

The sales comparison approach is given the most weight. The cost approach was not developed as it is not necessary to produce credible results. The income approach was not developed as it is not necessary for SFRs, as they are typically not income producing properties in this neighborhood.

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 785,000 , as of 03/02/2024 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

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FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address 742 Madison Dr Sonoma, CA 95476		472 Crivelli Dr Sonoma, CA 95476								
Proximity to Subject		1.14 miles N								
Sale Price	\$ 785,000				\$ 899,000				\$	
Sale Price/Gross Liv. Area	\$ 414.25 sq.ft.	\$ 582.25 sq.ft.				\$ sq.ft.				\$ sq.ft.
Data Source(s)		Metrolist#323036131;DOM 59								
Verification Source(s)		Public Records, DOC#36599								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;27000	0							
Date of Sale/Time		s08/23;c07/23								
Location	N;Res;	B;Wooded,Viney	-45,000							
Leasehold/Fee Simple	Fee Simple	Fee Simple								
Site	6700 sf	6098 sf	0							
View	N;Res;	B;Wooded,Viney	-45,000							
Design (Style)	DT2;Contemp	DT1;Ranch	0							
Quality of Construction	Q4	Q4								
Actual Age	56	47	0							
Condition	C4	C3	-40,000							
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	7 4 2.0	7 4 2.0								
Gross Living Area	1,895 sq.ft.	1,544 sq.ft.	+30,000		sq.ft.			sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf								
Functional Utility	Average	Average								
Heating/Cooling	FAU/AC	FAU/AC								
Energy Efficient Items	None	None								
Garage/Carport	2qa2dw	1qa1dw	+5,000							
Porch/Patio/Deck	Porch,Patio	Porch,Patio								
Amenities	Outbuilding	Pool	-20,000							
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -115,000		<input type="checkbox"/> + <input type="checkbox"/> -	\$		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 12.8%			Net Adj. %			Net Adj. %		
		Gross Adj. 20.6%	\$ 784,000		Gross Adj. %	\$		Gross Adj. %	\$	

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

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	02/28/2024			
Price of Prior Sale/Transfer	\$785,000			
Data Source(s)	MLS, Public Records	MLS, Public Records		
Effective Date of Data Source(s)	03/02/2024	03/02/2024		

Analysis of prior sale or transfer history of the subject property and comparable sales

Analysis/Comments

Analysis/Comments

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**ADDITIONAL COMMENTS**

**Market Analysis Comments...**

Adjustments made using paired sales analysis and the knowledge of local realtors and brokers about the reaction of differences to buyers and sellers. Bedroom adjustment in a property of this size is not relevant as bedroom count is a preference of the buyer and not something they are willing to pay more for, when the utility of the rooms can be divided in various ways to suit the potential buyer and is already accounted for in the GLA adjustment. . GLA @ \$85/sf, garage count @ \$5000, lot area @ \$10/sf with no adjustment for less then 2500 sf, shed/outbuilding @ \$5000, age @ \$500 per year with no adjustment for less then 10 years, pool @ \$25,000,  
 Comp 1 sides a busy street and is adjusted @ 5% of the sales price  
 Comp 3 backs a busy street and is adjusted @ 5% of the sales price  
 Comp 4 is superior in location and view for vineyard location and view and adjusted @ 5% each  
 Comp 3 is superior in condition with updating to the kitchen @ \$25,000, bathrooms @ \$5000 each and floors @ \$15,000  
 Comp 4 is superior in condition with partial updating in the kitchen @ \$15,000, complete updating to the bathrooms @ \$5000 each and floors @ \$15,000

MLS picture used for comp 4 due to people in front of property during comp viewing.

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

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The cost approach is considered not necessary or applicable for this report.

**COST APPROACH**

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE _____ = \$
Source of cost data	DWELLING _____ Sq.Ft. @ \$ _____ = \$
Quality rating from cost service _____ Effective date of cost data _____	_____ Sq.Ft. @ \$ _____ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	_____ = \$
The cost approach is considered not necessary or applicable for this report due to the difficulty of estimating accrued depreciation in homes and not having an accurate measurement for the sf of the garage and the dwelling, nor the ability to see the interior of the subject.	Garage/Carport _____ Sq.Ft. @ \$ _____ = \$
	Total Estimate of Cost-New _____ = \$
	Less Physical _____ Functional _____ External _____
	Depreciation _____ = \$( _____ )
	Depreciated Cost of Improvements _____ = \$
	"As-is" Value of Site Improvements _____ = \$
Estimated Remaining Economic Life (HUD and VA only) _____ Years	<b>INDICATED VALUE BY COST APPROACH</b> _____ = \$

**INCOME**

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

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

**PUD INFORMATION**

**PROJECT INFORMATION FOR PUDs (if applicable)**

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

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

Legal Name of Project \_\_\_\_\_

Total number of phases \_\_\_\_\_ Total number of units \_\_\_\_\_ Total number of units sold \_\_\_\_\_

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

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

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

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

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

Describe common elements and recreational facilities. \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

# Exterior-Only Inspection Residential Appraisal Report

D403011  
File # 35141630

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

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

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

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

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

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

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

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

## APPRAISER

Signature   
Name Kerry Semrau  
Company Name Future Wave Real Estate Services, inc  
Company Address 3340 Seymour Ct  
West Sacramento, CA 95691-5408  
Telephone Number 916-747-2355  
Email Address kpphipps@yahoo.com  
Date of Signature and Report 03/04/2024  
Effective Date of Appraisal 03/02/2024  
State Certification # \_\_\_\_\_  
or State License # AL032368  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State CA  
Expiration Date of Certification or License 11/06/2025

## ADDRESS OF PROPERTY APPRAISED

742 Madison Dr  
Sonoma, CA 95476  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 785,000

## LENDER/CLIENT

Name Clear Capital  
Company Name Wedgewood Inc.  
Company Address 2015 Manhattan Beach Blvd, Suite 100,  
Redondo Beach, CA 90278  
Email Address \_\_\_\_\_

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_  
Date of Signature \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or State License # \_\_\_\_\_  
State \_\_\_\_\_  
Expiration Date of Certification or License \_\_\_\_\_

## SUBJECT PROPERTY

Did not inspect exterior of subject property  
 Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_

## COMPARABLE SALES

Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_



# Market Conditions Addendum to the Appraisal Report

D403011  
File No. 35141630

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

Property Address **742 Madison Dr** City **Sonoma** State **CA** ZIP Code **95476**

Borrower **Redwood Holdings LLC**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	7	5	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.17	1.67	1.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	4	4	2	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.43	2.40	2.00	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$857,000	\$855,000	\$785,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	40	96	114	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	\$799,500	\$851,500	\$850,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	72	28	100	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	98.87%	98.39%	94.81%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **The MetroList MLS indicated 2 of 15 (13.3%) of the closed sales in the market area between 03/01/2023 and 03/01/2024 contained seller concessions. Concessions ranged between \$1,500 and \$19,000, and the median concession was \$10,250. For 7-12 months prior, no transactions had concessions reported. For 4-6 months prior, 2 of 5 transactions (40.0%) had concessions. For the 3 months prior to the effective date, no transactions had concessions reported.**

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

**The MetroList MLS reported no foreclosures or short sales between 03/01/2023 and 03/01/2024.**

Cite data sources for above information. **The Market Conditions Addenda was completed with data from MetroList MLS with an effective date of 03/01/2024.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

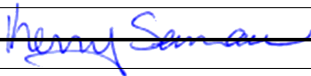
**If the subject is a unit in a condominium or cooperative project, complete the following:**

**Project Name:**

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

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

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

Signature   
 Appraiser Name **Kerry Semrau**  
 Company Name **Future Wave Real Estate Services, inc**  
 Company Address **3340 Seymour Ct, West Sacramento, CA 95691-541**  
 State License/Certification # **AL032368** State **CA**  
 Email Address **kpphipps@yahoo.com**

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

## Subject Photo Page

Borrower	Redwood Holdings LLC						
Property Address	742 Madison Dr						
City	Sonoma	County	Sonoma	State	CA	Zip Code	95476
Lender/Client	Wedgewood Inc.						



### Subject Front

742 Madison Dr  
Sales Price 785,000  
Gross Living Area 1,895  
Total Rooms 7  
Total Bedrooms 4  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res;  
Site 6700 sf  
Quality Q4  
Age 56



### Subject Rear



### Subject Street

## Interior Photos

Borrower	Redwood Holdings LLC						
Property Address	742 Madison Dr						
City	Sonoma	County	Sonoma	State	CA	Zip Code	95476
Lender/Client	Wedgewood Inc.						



**Street**



**View**



**Side**



**Side**



**Cracked and peeling paint on trim**

**Reserved**

## Comparable Photo Page

Borrower	Redwood Holdings LLC				
Property Address	742 Madison Dr				
City	Sonoma	County	Sonoma	State	CA
Lender/Client	Wedgewood Inc.				
				Zip Code	95476



### Comparable 1

998 Cherry Ave  
 Prox. to Subject 0.11 miles W  
 Sale Price 719,000  
 Gross Living Area 1,623  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location A;SidesBusyRd;  
 View N;Res;  
 Site 7000 sf  
 Quality Q4  
 Age 56



### Comparable 2

434 Kelsey Ct  
 Prox. to Subject 0.42 miles SE  
 Sale Price 855,000  
 Gross Living Area 1,626  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 9718 sf  
 Quality Q4  
 Age 37



### Comparable 3

741 Amherst Cir  
 Prox. to Subject 0.29 miles NE  
 Sale Price 777,000  
 Gross Living Area 1,869  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location A;BacksBusyRd;  
 View N;Res;  
 Site 4090 sf  
 Quality Q4  
 Age 25

## Comparable Photo Page

Borrower	Redwood Holdings LLC						
Property Address	742 Madison Dr						
City	Sonoma	County	Sonoma	State	CA	Zip Code	95476
Lender/Client	Wedgewood Inc.						



### Comparable 4

472 Crivelli Dr	
Prox. to Subject	1.14 miles N
Sale Price	899,000
Gross Living Area	1,544
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	B;Wooded,Vineyard;
View	B;Wooded,Vineyard;
Site	6098 sf
Quality	Q4
Age	47

### Comparable 5

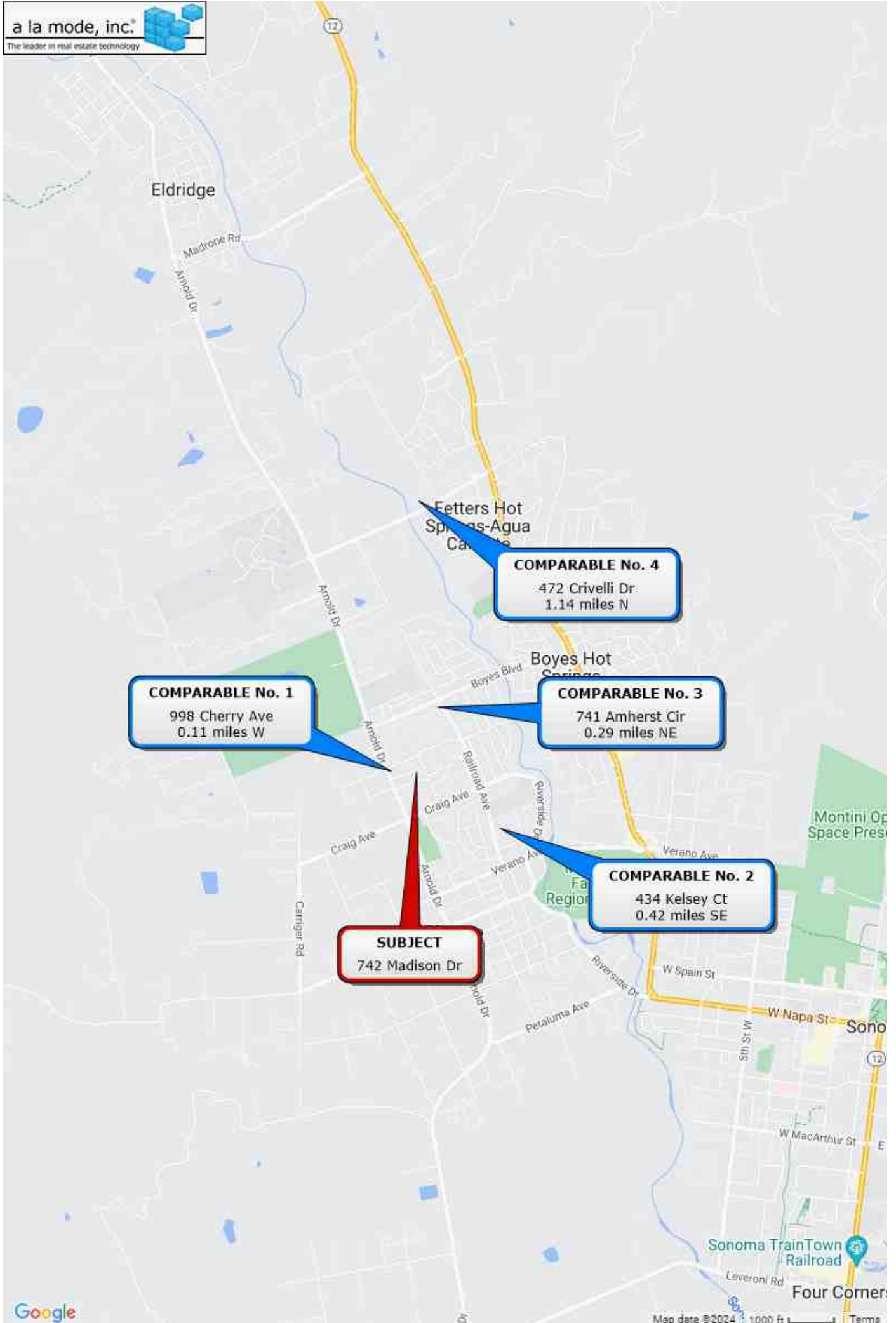
Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

### Comparable 6

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

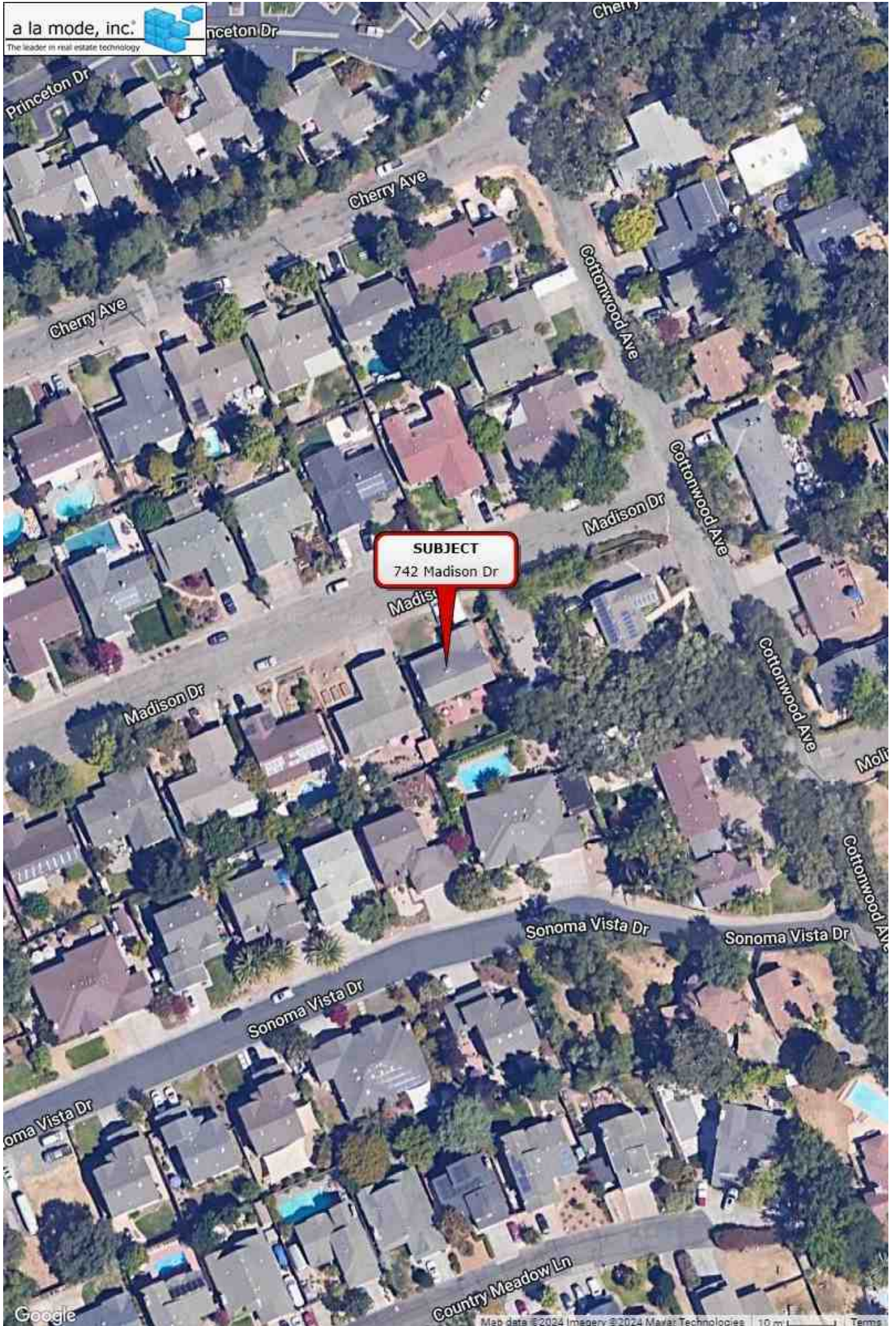
# Location Map

Borrower	Redwood Holdings LLC				
Property Address	742 Madison Dr				
City	Sonoma	County	Sonoma	State	CA Zip Code 95476
Lender/Client	Wedgewood Inc.				



# Aerial Map

Borrower	Redwood Holdings LLC						
Property Address	742 Madison Dr						
City	Sonoma	County	Sonoma	State	CA	Zip Code	95476
Lender/Client	Wedgewood Inc.						



# Plat Map

## COUNTY ASSESSOR'S PARCEL MAP

TRACT NO. 330 MADISON SUBDIVISION OF BLK. 28 & PTN. 29 SONOMA VISTA TRACT

TAX RATE AREA  
158-036

052-20

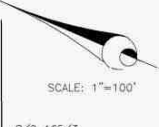
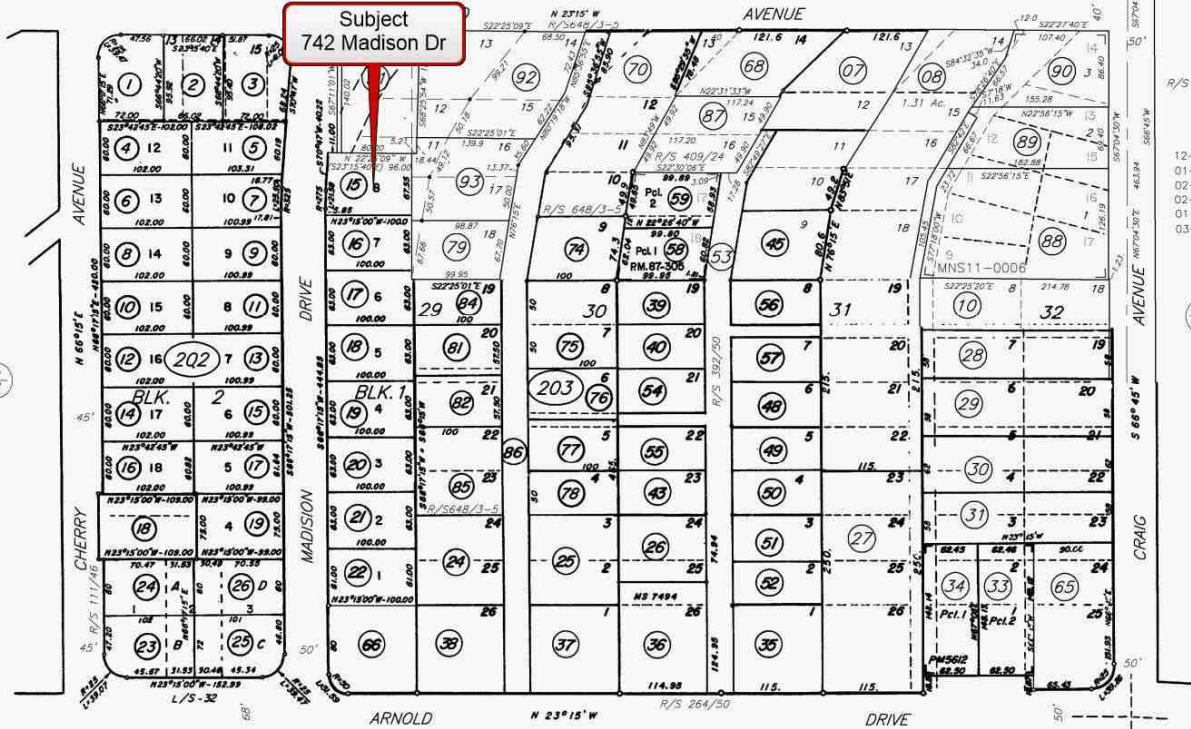
REC. 06-01-1966 IN BK. 107, MAPS, PGS. 32-33

Parcel Map No. MNS11-0006

Parcel Map No. 87-305  
REC. 09-03-1987 IN BK. 401, MAPS, PGS. 40-41

REC. 12-31-2013 IN BK. 761, MAPS, PGS. 23-25

Ptn. Petaluma Rancho



R/S 165/3  
REVISED  
12-09-04=80(203)-KB  
01-25-05=81(203)-KB  
02-22-05=86(203)-KB  
02-14-11=87(203)-NJF  
01-22-14=90(203)-NJF  
03-12-19=93(203)-DS

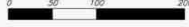
NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.).

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Parcel Map No. 5612

REC. 07-18-1977 IN BK. 255, MAPS, PGS. 37-38

Assessor's Map Bk. 052, Pg. 20  
Sonoma County, Calif. (ACAD)



HYBRID 02/14/11 NJF



## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Condition Ratings and Definitions

#### C1

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

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

#### C2

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

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

#### C3

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

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

#### C4

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

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

#### C5

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

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

#### C6

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

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

### Quality Ratings and Definitions

#### Q1

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

#### Q2

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

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

## Quality Ratings and Definitions (continued)

### Q3

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

### Q4

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

### Q5

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

### Q6

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

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

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

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

### Updated

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

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

### Remodeled

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

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

## Explanation of Bathroom Count

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

### Example:

3.2 indicates three full baths and two half baths.





## Supplemental Addendum

File No. 35141630

Borrower	Redwood Holdings LLC						
Property Address	742 Madison Dr						
City	Sonoma	County	Sonoma	State	CA	Zip Code	95476
Lender/Client	Wedgewood Inc.						

### Scope of Work...

The appraisal is based on information gathered by the appraiser from public tax records, Multiple Listing Service, exterior inspection of the property, other identified sources. The primary source of the comparable information is shown in the Data Source section of the market grid with the first source being the primary source. When conflicting information was provided the source deemed most reliable was used. Data believed to be unreliable was not used within the report and was not used as a basis for the value conclusion. Further restrictions on the scope of the appraisal may be found in the Statement of Limiting Conditions and the Appraiser's Certification. The appraiser has performed no inspection of the subject.

### Additional Limiting Conditions...

1) In all instances throughout this report where the words 'estimate or estimated' appears on the pre-printed form(s), it is intended to mean 'opinion'.

2) Any problems, concerns, or request for corrections must be made within six months of the date of the subject property inspection. We assume no liability after that period. In any and all cases, if there should be a claim against the appraiser the amount of the claim is limited to, and shall not exceed, the amount of the appraisal fee.

3) If this report has been signed electronically for EDI transmission it was done in compliance with USPAP Guideline with Kerry Semrau having affixed the signature(s) and that signature is secure on the appraiser's sole computer.

4) If at any time in the future it is necessary for the appraiser to testify in a courtroom or deposition the fee for such service will be \$150 per hour with a four hour minimum (\$600 minimum) and the time is charged from the time the appraiser leaves his office until he/she returns to the office.

5) Mold has been becoming an increasing problem with regard to health and safety. We are not considered experts by any means with regards to mold and mildew. If any was observed at the time of our inspection it will be included in the report for informational purposes only and not necessarily to cause alarm, concern and not to be considered a condition of the appraisal. In any case if it is a concern to anyone they should initiate additional or further reports from someone more knowledgeable than we are. Unless otherwise stated in this report, the existence of hazardous materials of any kind, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field if desired. In the unlikely event of litigation that would for some reason bring to bear on the appraiser the maximum amount of the award would be and can only be no more than the amount of the appraisal fee.

6) Should the payment for these appraisal services be forced to court for collection be it known to all that the court that has jurisdiction shall be located in the Sacramento, Sacramento County, California.

7) The appraiser is not an expert in the field of building construction and actual costs may vary from those provided at the "cost to cure" items, if these items have been included. Repair costs and opinion reported herein are open to future revision based on new repair estimates and evaluations by a licensed building/plumbing/electrical contractor.

8) Some Data entry tasks were outsourced to ieIMPACT or SwiftData, the data was computed by the appraiser and supplied to them and they entered the information. They made no calculations, or data manipulation, and only entered the provided data. The comp selection, inspection, comp pictures, data extraction, adjustments and final opinion of value were the responsibility of the appraiser, Kerry Semrau.

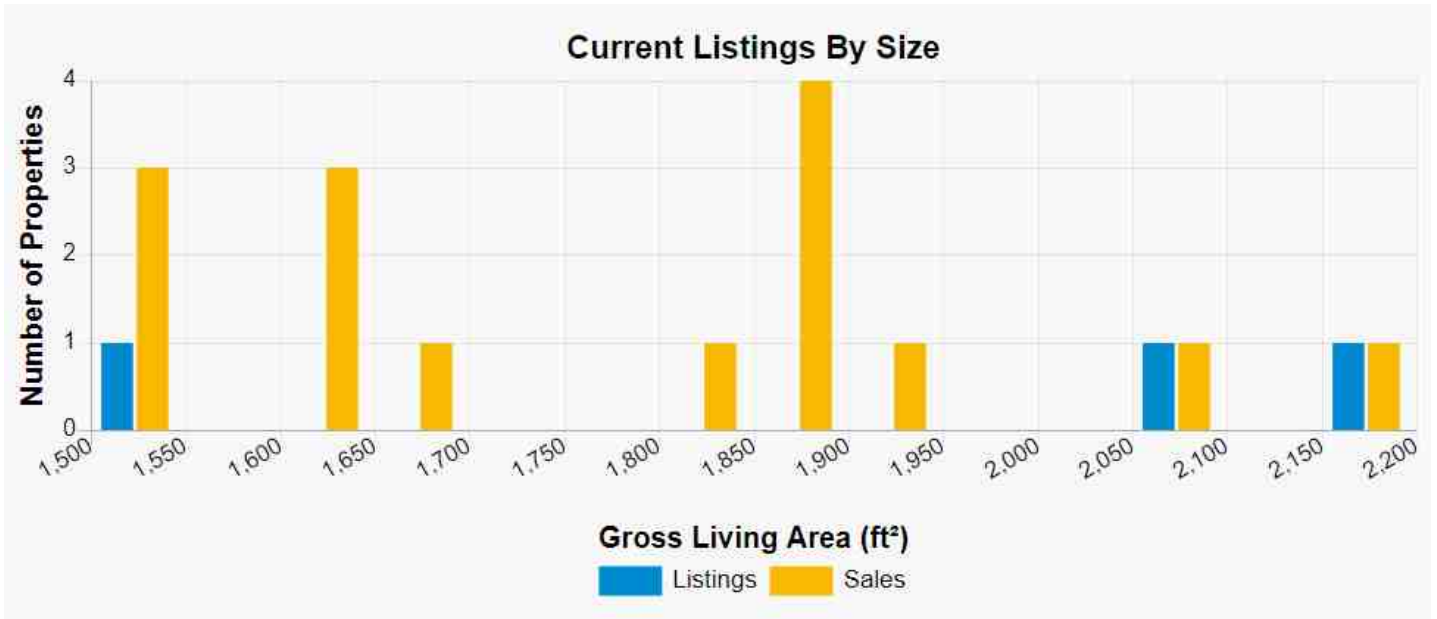
## Supplemental Addendum

File No. 35141630

Borrower	Redwood Holdings LLC						
Property Address	742 Madison Dr						
City	Sonoma	County	Sonoma	State	CA	Zip Code	95476
Lender/Client	Wedgewood Inc.						

## Analytics Addendum

Borrower	Redwood Holdings LLC				
Property Address	742 Madison Dr				
City	Sonoma	County	Sonoma	State	CA
Lender/Client	Wedgewood Inc.				
				Zip Code	95476



This chart groups 18 properties in the subject market by size.  
 GLA Range: 1,514 sf - 2,187 sf; GLA Median: 1,848 sf; GLA Average: 1,798 sf;



For each month from 03-02-2023 to 03-01-2024 this chart shows the median price for both sales and listings in the subject market.



This chart demonstrates the median sales to list price ratio for transactions in the market area between 03-02-2023 and 03-01-2024.

## Analytics Addendum

Borrower	Redwood Holdings LLC						
Property Address	742 Madison Dr						
City	Sonoma	County	Sonoma	State	CA	Zip Code	95476
Lender/Client	Wedgewood Inc.						



This analysis of listing prices in the subject market from 01-12-2023 to 12-11-2023 shows a range of \$760,899 to \$1,015,692 for a likely sale on 03-01-2024.



This analysis of prices in the subject market from 03-17-2023 to 02-28-2024 yields a price range of \$678,234 to \$950,702 for properties in the subject market as of 03-01-2024.



For each month starting 03-02-2023 through 03-01-2024 this chart shows the number of properties both listed and sold in the subject market.





**License**



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

**Kerry P. Semrau**

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

“Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AL 032368

Effective Date: November 7, 2021  
Date Expires: November 6, 2023

  
Loretha Dillon, Deputy Bureau Chief, BREA

3059808

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