File # 2403-14

### **APPRAISAL OF REAL PROPERTY**



### **LOCATED AT**

6118 Wilkinson Ave

North Hollywood, CA 91606-4518 TRACT NO 10099 N 60 FT OF W 96.6 FT OF LOT 5

### **FOR**

WEDGEWOOD INC

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

### **OPINION OF VALUE**

1,025,000

### **AS OF**

03/15/2024

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### **USPAP ADDENDUM**

orrower	REDWOOD HOLDINGS LLC			
roperty Address	6118 Wilkinson Ave			
ity ender	North Hollywood	County Los angeles	State CA	Zip Code <b>91606-4518</b>
ender	WEDGEWOOD INC			
This report	was prepared under the fo	llowing USPAP reporting option:		
<b>★</b> Appraisa	al Report	This report was prepared in accordance with USPAP Standards Rule 2-2	?(a).	
Restrict	ed Appraisal Report	This report was prepared in accordance with USPAP Standards Rule 2-2	2(b).	
	20 , this or 2 1	1110101010101010101010101010101010101010	.(6).	
	e Exposure Time			
1 .	•	for the subject property at the market value stated in this report is:	THE REASO	DNABLE EXPOSURE TIME IS
30 TO 90 DA	YS			
Additional C	Certifications			
1	to the best of my knowledge a	and belief:		
I have N	OT performed services, as an	appraiser or in any other capacity, regarding the property that is the subject	t of this report	within the
1		ing acceptance of this assignment.		
l			·	9 0
		raiser or in another capacity, regarding the property that is the subject of thi		1 the three-year
1 '	· · · · · · · · · · · · · · · · · · ·	ance of this assignment. Those services are described in the comments belo not are true and correct	OW.	
	ents of fact contained in this repo	ort are true and correct. Isions are limited only by the reported assumptions and limiting conditions and are	o mu nereonal i	hassiduu has leitraami
	nalyses, opinions, and conclusio		tilly poloonial, i	וווףמונומו, מווע עווטומסטע
		nt or prospective interest in the property that is the subject of this report and no pe	ersonal interest	with respect to the parties
involved.				
		hat is the subject of this report or the parties involved with this assignment.		
	<del>-</del>	contingent upon developing or reporting predetermined results.		
		ment is not contingent upon the development or reporting of a predetermined value		
		attainment of a stipulated result, or the occurrence of a subsequent event directly		
1 -	s, opinions, and conclusions wer at the time this report was prepa	re developed, and this report has been prepared, in conformity with the Uniform St	tandards of Piul	essional Appraisal Practice IIIal
		neu. Personal inspection of the property that is the subject of this report.		
		significant real property appraisal assistance to the person(s) signing this certification.	ation (if there ar	re exceptions, the name of each
1		praisal assistance is stated elsewhere in this report).		,
Additional C	Comments			
/ Muliion.a.	70mmonto			
APPRAISER		SUPERVISORY APPRAISE	R: (only if	required)
		12. V. Vate )	-	•
Signature:	laudil I,	Signature:		
Name: JOSEP	DE PAI DING	Nama:		
Date Signed:		Data Signad		
or State License		or State License #:		
State: <b>CA</b>		State:		
Expiration Date of	of Certification or License: <u>02/1</u>	12/2025 Expiration Date of Certification or Lice		
Effective Date of	Appraisal: <u>03/15/2024</u>	Supervisory Appraiser Inspection of S  Did Not  Exterior-only fr		
		Did Not     Exterior-only tr	rom Street	Interior and Exterior

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

56793 File # 2403-14

	t is to provide the lender/client with an ac			
Property Address 6118 Wilkinson Ave		City North Hollywood	State CA	Zip Code <b>91606-4518</b>
Borrower REDWOOD HOLDINGS LLC	Owner of Public Record	ELLA SCHIFTER TRUST	County Los A	NGELES
	T OF W 96.6 FT OF LOT 5		D.F. T. A	
Assessor's Parcel # 2333-011-031		Tax Year 2023		1,666
Neighborhood Name NORTH HOLLYWOOD  Occupant Wowner Tenant Vaca	nt Chaoial Accessments C	Map Reference 532-F-7	Census Tract 1	
occupant of other order		O Pl	JD HOA\$ 0	per year per month
Property hights Appraised Tee Simple	Leasehold       Other (describe)         Refinance Transaction       ✗ Other (describe)	ocariba)		
		· · · · · · · · · · · · · · · · · · ·		<u> </u>
Lender/Client <b>wedgewood inc</b> Is the subject property currently offered for sale of		ANHATTAN BEACH BL, SUITE 100, R		
Report data source(s) used, offering price(s), and	1.1.7.	00626 THE SUBJECT WAS LISTED 2		
	DOM 0 , UNINICOMES# 2240	OUCZO THE SUBSECT WAS LISTED Z	/LL/LUZ4   ON \$1043,000	
I did did not analyze the contract for s	sale for the subject purchase transaction. Explain	the results of the analysis of the contrac	t for sale or why the analysis	was not
performed.		and recalled or and analysis or and continue	the case of may are arranged	
P				
Contract Price \$ Date of Cont	ract Is the property seller th	e owner of public record?	No Data Source(s)	
Is there any financial assistance (loan charges, sa	lle concessions, gift or downpayment assistance	, etc.) to be paid by any party on behalf of	of the borrower?	Yes No
If Yes, report the total dollar amount and describe	the items to be paid.			
Note: Race and the racial composition of the r	neighborhood are not appraisal factors.			
Neighborhood Characteristics	One-Unit	Housing Trends	One-Unit Housing	Present Land Use %
Location Urban Suburban	Rural Property Values Increasing	➤ Stable Declining	PRICE AGE	One-Unit 97 %
Built-Up <b>★</b> Over 75% ☐ 25-75% ☐	Under 25% Demand/Supply Shortage	In Balance Over Supply	\$ (000) (yrs)	2-4 Unit <b>1</b> %
Growth Rapid Stable	Slow Marketing Time  Under 3 m	ths 3-6 mths Over 6 mths	500 Low 0	Multi-Family 1 %
Neighborhood Boundaries THE SUBJECT I	S LOCATED NORTH OF OXNARD, SOUTH	OF VANOWEN ST, EAST OF	1,800 High 90	Commercial 1 %
COLDWATER CANYON & WEST OF THE 170	·		1,000 Pred. 60	Other %
Neighborhood Description The subject is lo	ocated in a suburban area. It is within 5 mile	s of many diversified financial, indus	trial, service & movie indu	stry centers.
Neighborhood shows average to good maint	enance. All conveniences are located withi	n 5 miles. The subject is located ju-	st minutes to major traffic	arteries on Victory &
Laurel Canyon. The subject is located 1/2 m		to 1 hour from downtown Los Angel	es. The subway starts in I	North Hollywood
Market Conditions (including support for the above	e conclusions) <b>Conventional Financ</b>	ING IS PREDOMINANT IN THE AREA. D	EMAND IS BEGINNING TO ST	TABILIZE THE RATE OF
INFLATION HAS BEEN DECREASING, BUT VALUES	S ARE STILL HOLDING STABLE. FUNDS ARE STILI	AVAILABLE BUT SALES ACTIVITY IS BE	GINNING TO WAIT FOR INT	EREST RATES TO DECLINE
	TO WAIT FOR RATES TO DECLINE BEFORE THEY			
Dimensions 60 x 96.8	Area 5808 sf	Shape rectangle	View <b>n</b> ;	Res;
Specific Zoning Classification LAR1		MULTIPLE RESIDENTIAL		
	conforming (Grandfathered Use) No Zonii		•	
Is the highest and best use of subject property as	improved (or as proposed per plans and specific	cations) the present use?	Yes No If No, des	scribe
Hailitian Dublin Other (describe)	Dublic Other (d.	occuibo) Off cito Imm	vovemente. Type	Dublic Drivete
Utilities Public Other (describe)	Public Other (de	<u>'</u>	rovements - Type	Public Private
Electricity \( \)	Water 🔀	Street ASP	HALT	X
Electricity 🗶 🗌 Gas 🗶	Water Sanitary Sewer	Street ASP Alley ASP	HALT HALT	<b>X</b>
Electricity Gas Special Flood Hazard Area Yes	Water Sanitary Sewer No FEMA Flood Zone X	Street ASP Alley ASP FEMA Map # 06037C1320F	HALT	<b>X</b>
Electricity  Gas  FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical in	Water Sanitary Sewer Sewer No FEMA Flood Zone x for the market area? Yes ↑	Street ASP Alley ASP FEMA Map # 06037C1320F No If No, describe	HALT HALT FEMA Map	Date 09/26/2008
Electricity Gas Special Flood Hazard Area Yes	Water Sanitary Sewer  No FEMA Flood Zone x for the market area?  X Yes  ↑ actors (easements, encroachments, environment	Street ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)?	HALT HALT FEMA Map	<b>X</b>
Electricity  Gas  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical fare there any adverse site conditions or external fare	Water Sanitary Sewer No FEMA Flood Zone x for the market area?  X Yes  Nactors (easements, encroachments, environment)  REPORT HAS NOT BEEN REVIEWED. THERE	Street ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)? EARE NO ADVERSE INFLUENCES	HALT HALT FEMA Map	Date 09/26/2008
Electricity  Gas  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical fare there any adverse site conditions or external fare the SUBJECT IS ABOVE GRADE. THE TITLE	Water Sanitary Sewer No FEMA Flood Zone x for the market area?  X Yes  Nactors (easements, encroachments, environment)  REPORT HAS NOT BEEN REVIEWED. THERE	Street ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)? EARE NO ADVERSE INFLUENCES	HALT HALT FEMA Map	Date 09/26/2008
Electricity  Gas  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical fare there any adverse site conditions or external farethere and the subject of	Water Sanitary Sewer  No FEMA Flood Zone x for the market area?  X Yes  ↑ actors (easements, encroachments, environment REPORT HAS NOT BEEN REVIEWED. THERE ler's certification, lender certification supplements.	Street ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)? E ARE NO ADVERSE INFLUENCES ersedes appraisal flood information  Assessment and Tax Records	HALT HALT FEMA Map  Yes X No	Date 09/26/2008
Electricity  Gas  FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical if the there any adverse site conditions or external factor flood information discrepancy with lend LOT SIZE TAKE FROM PLAT MAP  Source(s) Used for Physical Characteristics of Proceeding Control of the Control of t	Water Sanitary Sewer Source So	Street ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)? E ARE NO ADVERSE INFLUENCES ersedes appraisal flood information  Assessment and Tax Records Data Source for Gross Living Area	HALT FEMA Map Yes No Prior Inspection F	Date 09/26/2008  If Yes, describe
Electricity  Gas  FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical of the there any adverse site conditions or external forms of the subject is above grade. The title for flood information discrepancy with lend LOT SIZE TAKE FROM PLAT MAP  Source(s) Used for Physical Characteristics of Production of the control of the contro	Water Sanitary Sewer No FEMA Flood Zone x for the market area?  Actors (easements, encroachments, environment)  REPORT HAS NOT BEEN REVIEWED. THERE  Ber's certification, lender certification superpoperty  Appraisal Files  MLS  General Description	Street ASP Alley ASP  FEMA Map # 06037C1320F  No If No, describe tal conditions, land uses, etc.)?  FARE NO ADVERSE INFLUENCES  FERSE ASSESSMENT AND TAX RECORDS  Data Source for Gross Living Area  Heating/Cooling	HALT FEMA Map  Yes No  Prior Inspection FPARCEL QUEST	Date 09/26/2008  If Yes, describe  Property Owner  Car Storage
Electricity  Gas  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical of the there any adverse site conditions or external forms and information discrepancy with lend LOT SIZE TAKE FROM PLAT MAP  Source(s) Used for Physical Characteristics of Production Other (describe)  General Description  Units  One  One with Accessory Unit	Water Sanitary Sewer No FEMA Flood Zone x for the market area?  The proof of the market area?  Water Some sever was actors (easements, encroachments, environments)  REPORT HAS NOT BEEN REVIEWED. THERE ler's certification, lender certification suppoperty  Appraisal Files  MLS  General Description  Concrete Slab  Crawl Space	Street ASP Alley ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)?  E ARE NO ADVERSE INFLUENCES Bersedes appraisal flood information  Assessment and Tax Records Data Source for Gross Living Area Heating/Cooling FWA HWBB Firepl	HALT FEMA Map  Yes No  Prior Inspection FARCEL QUEST Amenities ace(s) # 1 None	Date 09/26/2008  If Yes, describe  Property Owner  Car Storage
Electricity  Gas  FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical three any adverse site conditions or external forms and information discrepancy with lend LOT SIZE TAKE FROM PLAT MAP  Source(s) Used for Physical Characteristics of Production Other (describe)  General Description  Units  One  One with Accessory Unit  # of Stories  1	Water Sanitary Sewer Sanitary Sewer No FEMA Flood Zone x for the market area?  The proof of the market area?  Sactors (easements, encroachments, environment of the proof of the proof of the market area?  The proof of the proof	Street ASP Alley ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)?  E ARE NO ADVERSE INFLUENCES Ersedes appraisal flood information  Assessment and Tax Records Data Source for Gross Living Area Heating/Cooling FWA HWBB Firepl Radiant Wood	FEMA Map  Yes No  Prior Inspection FARCEL QUEST Amenities ace(s) # 1 None istove(s) # 0 Drive	Date 09/26/2008  If Yes, describe  Property Owner  Car Storage  sway # of Cars 2
Electricity  Gas  FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical if the there any adverse site conditions or external form the subject is above grade. The title  For flood information discrepancy with lend LOT SIZE TAKE FROM PLAT MAP  Source(s) Used for Physical Characteristics of Pro  General Description  Units  One  One with Accessory Unit  # of Stories  1  Type  Det.  Att.  S-Det/End Unit	Water Sanitary Sewer Sanitary Sewer No FEMA Flood Zone x for the market area?  The market area?  Water Yes In the market area?  The proof of the	Street ASP Alley ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)?  E ARE NO ADVERSE INFLUENCES Bersedes appraisal flood information  Assessment and Tax Records Data Source for Gross Living Area Heating/Cooling FWA HWBB Firepl Radiant Wood Other Pation	FEMA Map  Yes No  Prior Inspection FARCEL QUEST Amenities ace(s) # 1 None distove(s) # 0 Driveway  Driveway	Date 09/26/2008  If Yes, describe  Property Owner  Car Storage  Sway # of Cars 2  Surface CONCRETE
Electricity  Gas  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical and there any adverse site conditions or external factor of the subject is above grade. The title for flood information discrepancy with lend LOT SIZE TAKE FROM PLAT MAP  Source(s) Used for Physical Characteristics of Proceeding Other (describe)  General Description  Units  One  One with Accessory Unit  # of Stories  1  Type  Det.  Att.  S-Det./End Unit  Existing  Proposed  Under Const.	Water Sanitary Sewer Sanitary Sewer No FEMA Flood Zone x for the market area?  Actors (easements, encroachments, environment REPORT HAS NOT BEEN REVIEWED. THERE Ber's certification, lender certification super Operty Appraisal Files MLS  General Description Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls STUCCO Fu	Street ASP Alley ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)?  E ARE NO ADVERSE INFLUENCES  Ersedes appraisal flood information  Assessment and Tax Records Data Source for Gross Living Area Heating/Cooling FWA HWBB Firepl Radiant Wood Other Patio, el GAS POOCT	FEMA Map  Yes No  Prior Inspection FARCEL QUEST Amenities ace(s) # 1 None distove(s) # 0 Drive V/Deck OPEN Driveway N NONE  Garage	Date 09/26/2008  If Yes, describe  Property Owner  Car Storage  Sway # of Cars 2  Surface CONCRETE  ge # of Cars 2
Electricity  Gas  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical in the Area and Area area. Yes  Are there any adverse site conditions or external for the SUBJECT IS ABOVE GRADE. THE TITLE  For flood information discrepancy with lend LOT SIZE TAKE FROM PLAT MAP  Source(s) Used for Physical Characteristics of Promotion Units  General Description  Units  One One with Accessory Unit  # of Stories  1  Type Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style)  BUNGALOW	Water Sanitary Sewer Some A Flood Zone X For the market area?  The proof of the market area?  Water Sewer Some A Flood Zone X  Yes No FEMA Flood Zone X  Yes No FEMA Flood Zone X  Yes No Feman A Flood Zone X  Yes No Feman A Flood Zone X  Actors (easements, encroachments, environment A Flood Sewer	Street ASP Alley ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)?  E ARE NO ADVERSE INFLUENCES Presedes appraisal flood information  Assessment and Tax Records Data Source for Gross Living Area Heating/Cooling FWA HWBB Firepl Radiant Wood Other Patio, el GAS Pool	FEMA Map  Yes No  Prior Inspection FARCEL QUEST Amenities ace(s) # 1 None distove(s) # 0 Drive V/Deck OPEN Driveway NONE Garag IN GROUND Carpot	Date 09/26/2008  If Yes, describe  Property Owner  Car Storage  Sway # of Cars 2 Surface CONCRETE ge # of Cars 2 ort # of Cars 0
Electricity  Gas  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical in the Area and Area area. Yes  Are there any adverse site conditions or external for the Subject Is above Grade. The TITLE for flood information discrepancy with lend LOT SIZE TAKE FROM PLAT MAP  Source(s) Used for Physical Characteristics of Promotion Units on the One with Accessory Unit for Stories on the	Water Sanitary Sewer Sanitary Sewer No FEMA Flood Zone x for the market area?  Actors (easements, encroachments, environment REPORT HAS NOT BEEN REVIEWED. THERE Ber's certification, lender certification super Operty Appraisal Files MLS  General Description Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls STUCCO Fu Roof Surface COMP Gutters & Downspouts METAL	Street ASP Alley ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)?  E ARE NO ADVERSE INFLUENCES Presedes appraisal flood information  Assessment and Tax Records Data Source for Gross Living Area Heating/Cooling FWA HWBB Firep Radiant Wood Other Petrope Central Air Conditioning Pool Individual Fence	FEMA Map  Yes No  Prior Inspection FARCEL QUEST Amenities ace(s) # 1 None distove(s) # 0 Drive VDeck OPEN Driveway NONE Gara IN GROUND Carpu	Date 09/26/2008  If Yes, describe  Property Owner  Car Storage  Surface CONCRETE  Ge # of Cars 2  ort # of Cars 0  thed Detached
Electricity  Gas  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical and there any adverse site conditions or external factor of the state of	Water Sanitary Sewer Sanitary Sewer No FEMA Flood Zone x for the market area?  Actors (easements, encroachments, environment REPORT HAS NOT BEEN REVIEWED. THERE Ber's certification, lender certification super Operty Appraisal Files MLS  General Description Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls STUCCO Fu Roof Surface COMP Gutters & Downspouts METAL Window Type ALUMINUM	Street ASP Alley ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)?  E ARE NO ADVERSE INFLUENCES Presedes appraisal flood information  Assessment and Tax Records Data Source for Gross Living Area Heating/Cooling FWA HWBB Firepl Radiant Wood Other Porch Central Air Conditioning Pool Individual Fence Other	FEMA Map  Yes No  Prior Inspection F  PARCEL QUEST  Amenities  ace(s) # 1 None  distove(s) # 0 Driveway  None Garag  IN GROUND Carpu  WOOD Attac  NONE Built-	Date 09/26/2008  If Yes, describe  Property Owner  Car Storage  Surface CONCRETE  Ge # of Cars 2  ort # of Cars 0  thed Detached
Electricity  Gas  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical of the utilities of the	Water Sanitary Sewer Sanitary Sewer No FEMA Flood Zone x for the market area?  Actors (easements, encroachments, environment REPORT HAS NOT BEEN REVIEWED. THERE Ber's certification, lender certification super Deperty Appraisal Files MLS  General Description Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Partial Basement Finished Exterior Walls STUCCO Roof Surface COMP Gutters & Downspouts METAL Window Type ALUMINUM MICTOR MIC	Street ASP Alley ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)?  E ARE NO ADVERSE INFLUENCES Bersedes appraisal flood information  Assessment and Tax Records Data Source for Gross Living Area Heating/Cooling FWA HWBB Firepl Radiant Wood Other Porch Central Air Conditioning Pool Individual Fence Other Wave Washer/Dryer Other	FEMA Map  Yes No  Prior Inspection F  PARCEL QUEST  Amenities  ace(s) # 1 None  distove(s) # 0 Drive  YDeck OPEN Driveway  NONE Garag  IN GROUND Carpu  WOOD Attac  NONE Built- (describe)	Date 09/26/2008  If Yes, describe  Property Owner  Car Storage  Surface CONCRETE  ge # of Cars 2 ort # of Cars 0 ched Detached in
Electricity  Gas  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical are there any adverse site conditions or external factors are there any adverse site conditions or external factors are there any adverse site conditions or external factors are there any adverse site conditions or external factors are there are any adverse site conditions or external factors are there are any adverse site conditions or external factors are there are a decreased and the subject to the site of the sit	Water Sanitary Sewer Sanitary Sewer Sanitary Sewer No FEMA Flood Zone x for the market area?  Actors (easements, encroachments, environment REPORT HAS NOT BEEN REVIEWED. THERE Ber's certification, lender certification super Operty Appraisal Files MLS  General Description Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls STUCCO Fu Roof Surface COMP Gutters & Downspouts METAL Window Type ALUMINUM Dishwasher Sinished Micror Micro Micror Micror Micror Micror Micror Micror Micror Micror Micror	Street ASP Alley ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)?  E ARE NO ADVERSE INFLUENCES Presedes appraisal flood information  Assessment and Tax Records Data Source for Gross Living Area Heating/Cooling FWA HWBB Firepl Radiant Wood Other Porch Central Air Conditioning Pool Individual Fence Other	FEMA Map  Yes No  Prior Inspection FARCEL QUEST Amenities ace(s) # 1 None distove(s) # 0 Driveway NONE Gara( IN GROUND Carpo WOOD Attact NONE Built- (describe)	Date 09/26/2008  If Yes, describe  Property Owner  Car Storage  Surface CONCRETE  ge # of Cars 2 ort # of Cars 0 ched Detached in
Electricity  Gas  FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical if the there any adverse site conditions or external fit.  THE SUBJECT IS ABOVE GRADE. THE TITLE  For flood information discrepancy with lend  LOT SIZE TAKE FROM PLAT MAP  Source(s) Used for Physical Characteristics of Pro  Other (describe)  General Description  Units  One One with Accessory Unit  # of Stories  Type  Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style)  BUNGALOW  Year Built  1962  Effective Age (Yrs)  Appliances Refrigerator  Range/Oven  Finished area above grade contains:  Additional features (special energy efficient items,	Water Sanitary Sewer Sanitary Sewer Sanitary Sewer No FEMA Flood Zone x for the market area?  The proof of t	Street ASP Alley ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)?  E ARE NO ADVERSE INFLUENCES Bersedes appraisal flood information  Assessment and Tax Records Data Source for Gross Living Area Heating/Cooling FWA HWBB Firepl Radiant Wood Other Porch Central Air Conditioning Pool Individual Fence Other Wave Washer/Dryer Other	FEMA Map  Yes No  Prior Inspection F  PARCEL QUEST  Amenities  ace(s) # 1 None  distove(s) # 0 Drive  YDeck OPEN Driveway  NONE Garag  IN GROUND Carpu  WOOD Attac  NONE Built- (describe)	Date 09/26/2008  If Yes, describe  Property Owner  Car Storage  Surface CONCRETE  ge # of Cars 2 ort # of Cars 0 ched Detached in
Electricity  Gas  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical are there any adverse site conditions or external factor of the state of the site improvements typical are there any adverse site conditions or external factor of the site of the s	Water Sanitary Sewer Sanitary Sewer Sanitary Sewer  No FEMA Flood Zone x for the market area?  Actors (easements, encroachments, environment REPORT HAS NOT BEEN REVIEWED. THERE Ber's certification, lender certification super Operty Appraisal Files MLS  General Description Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls STUCCO Roof Surface COMP Gutters & Downspouts METAL Window Type ALUMINUM Dishwasher Disposal Micror 6 Rooms 3 Bedrooms etc.) POOL, OPEN PATIO	Street ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)?  E ARE NO ADVERSE INFLUENCES  Ersedes appraisal flood information  Assessment and Tax Records Data Source for Gross Living Area Heating/Cooling FWA HWBB Firepl Radiant Wood Other Patio, el GAS Porct Central Air Conditioning Pool Individual Fence Other Wave Washer/Dryer Other  2.0 Bath(s) 1,6	FEMA Map  Yes No  Prior Inspection  PARCEL QUEST Amenities  ace(s) # 1 None distove(s) # 0 Drive W/Deck OPEN IN GROUND Carpu  WOOD Attact NONE Built- (describe)  11 Square Feet of Gross Live	Date 09/26/2008  If Yes, describe  Property Owner  Car Storage  Sway # of Cars 2 Surface CONCRETE ge # of Cars 2 ort # of Cars 0 shed Detached in
Electricity  Gas  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements typical and there any adverse site conditions or external factor of the state of	Water Sanitary Sewer Sanitary Sewer Sanitary Sewer No FEMA Flood Zone x for the market area?  Actors (easements, encroachments, environment REPORT HAS NOT BEEN REVIEWED. THERE Ber's certification, lender certification super Operty Appraisal Files MLS  General Description Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls STUCCO Fu Roof Surface COMP Gutters & Downspouts METAL Window Type ALUMINUM Dishwasher Disposal Micror Rooms Bedrooms etc.) POOL, OPEN PATIO	Street ASP Alley ASP FEMA Map # 06037C1320F No If No, describe tal conditions, land uses, etc.)?  E ARE NO ADVERSE INFLUENCES Presedes appraisal flood information  Assessment and Tax Records Data Source for Gross Living Area Heating/Cooling FWA HWBB Firepl Radiant Wood Other Patio, el GAS Porce Central Air Conditioning Pool Individual Fence Other Wave Washer/Dryer Other Vave Washer/Dryer Other Vave Masher/Dryer Other Vave Masher/Dryer Other Vave Masher/Dryer Other Vave Masher/Dryer Other Value Tioration, renovations, remodeling, etc.).	FEMA Map  Yes No  Prior Inspection  PARCEL QUEST Amenities  ace(s) # 1 None distove(s) # 0 Drive W/Deck OPEN IN GROUND Carpu  WOOD Attact NONE Built- (describe)  1 Square Feet of Gross Live	Date 09/26/2008  If Yes, describe  Property Owner  Car Storage  Surface CONCRETE  ge # of Cars 2 ort # of Cars 0 ched Detached in
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# Exterior-Only Inspection Residential Appraisal Report File # 2403-14

There are 3 comparable	nroportion of	urrontly	offorod	for cal	lo in t	he subject neighborh	ood ran	nging in		from ¢			to (	1		
													to S	-,-	50,000	•
			neighb			the past twelve mon	ths rang				0				,637,000	
FEATURE	SUBJEC	T		COMP	PARABI	LE SALE # 1		COM	PARABI	LE SALE # 2			CON	IPARAB	LE SALE # :	}
Address 6118 Wilkinson Ave			12317	' Hattera	as St		6238	Babcoc	k Ave		59	00 \	Nilkins	son Ave		
		. !				1007 1705				. 01000 0117	-					
North Hollywood, CA	91606-4518		_			1607-1765				A 91606-3117					1607-1130	)
Proximity to Subject			0.45 n	niles SE		Ι.	0.21 r	niles N\	W	Ι.	0.3	80 n	iles S			
Sale Price	\$					\$ 1,126,000				\$ 970,000	ַ				\$	1,033,500
Sale Price/Gross Liv. Area	\$	sq.ft.	\$	672.24	sq.ft.		\$	530.34	sq.ft.		\$		606.1	6 sq.ft.		
Data Source(s)						288;DOM 1	CDMI			783;DOM 18	CB				56714;DOI	A 7
Verification Source(s)						-										
	DECODIDE					562-F-1				532-F-7	PA				562-F-1	
VALUE ADJUSTMENTS	DESCRIPTI	ION	DES	SCRIPTIC	UN	+ (-) \$ Adjustment	DE	SCRIPTI	ON	+(-) \$ Adjustment		DES	CRIPT	ION	+(-) \$ Ac	ljustment
Sales or Financing			ArmLti	h			ArmLt	h			Arı	mLtl	1			
Concessions			Conv;0	D			Conv;	0			Co	nv;C	1			
Date of Sale/Time				- 1;c01/24	A			4;c01/2	4				;c08/2			
,					4				4		-			23		
Location	N;Res;		N;Res;	;			N;Res	;			N;	Res;				
Leasehold/Fee Simple	Fee Simple		Fee Si	imple			FEE			(	) Fe	e Si	mple			
Site	5808 sf	ļ	6750 :	sf			6282	sf			52	62 9	:f			0
View	N;Res;		N;Res;				N;Res					Res;				-
						_										
Design (Style)	DT1;BUNGAL	OW	DT1;TI	RADITIO	JNAL	0	DT1;B	UNGAL	UW		DI	1;11	RADITI	UNAL		0
Quality of Construction	Q4		Q4				Q4				Q4					
Actual Age	62		77			C	76				64					0
Condition	C4		C4				C5			+50,000						
Above Grade				Bdrms.	Baths			Bdrms.	Baths	T 30,000			Bdrms.	Dotho		
	Total Bdrms.	Baths	Total		Dallis						10	lai	bulliis.			
Room Count	6 3	2.0	6	3	3.0	-10,000	6	3	2.0			6	3	2.0		
Gross Living Area	1,611	sq.ft.		1,675	sq.ft.	-6,400		1,829	sq.ft.	-21,800	)		1,70	sq.ft.		-9,400
Basement & Finished	Osf		Osf	,		,	Osf	,		,	0s	,				,
	USI		USI				USI				05	•				
Rooms Below Grade											-					
Functional Utility	AVERAGE		AVERA	\GE			AVER/	AGE			AV	ERA	GE			
Heating/Cooling	FAU/CENT		FAU/N	ONE		+5,000	FAU/C	ENT			FA	U/C	ENT			
Energy Efficient Items	NONE		NONE			,	NONE				NO	NE				
Garage/Carport		-				_										
	2gd2dw		2ga2d	w		0	2ga2d	lw			) 2g	d2d	W			
Porch/Patio/Deck	OPEN PATIO		OPEN	PATIO			OPEN	PATI0			CO	VER	ED PA	TIO		-5,000
POOL-SPA	POOL		POOL				POOL				NO	NE				+15,000
į –											+					
Not Adicatorat (Tatal)			$\vdash$		_			. г	_	Φ.	+	<b>.</b>			Φ.	
Net Adjustment (Total)			▎ □	+		h		+	-				. [	$\neg$		
					<b>(</b> -	\$ -11,400				\$ 28,200	_	X		-	\$	600
Adjusted Sale Price			Net Adj		<u>【 -</u> 1.0 %	\$ -11,400	Net Ad		2.9 %	28,200	_	t Adj		 0.1 %	Ъ	600
1			Net Adj Gross A	j.	1.0 %		Net Ad	j.	2.9 %		Ne	: Adj		0.1 %		
of Comparables	he cale or trans		Gross A	j. Adj.	1.0 % 1.9 %	\$ 1,114,600	Net Ad Gross	j. Adj.	2.9 % 7.4 %		Ne	: Adj				600 1,034,100
of Comparables	he sale or trans		Gross A	j. Adj.	1.0 % 1.9 %		Net Ad Gross	j. Adj.	2.9 % 7.4 %		Ne	: Adj		0.1 %		
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Freddie Mac Form 2055 March 2005

UAD Version 9/2011

## Exterior-Only Inspection Residential Appraisal Report File # 2403-14

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THE INTENDED USER OF THIS APPRAISAL IS THE LENDER/CLIENT. THE INTENDED USE	R IS TO EVALUATE THE PROPERTY TH	AT IS THE SUBJECT OF THIS A	APPRAISAL FOR A
MORTGAGE FINANCE TRANSACTION SUBJECT TO THE STATED SCOPE OF WORK, PURPFORM & DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDEN	•	REQUIREMENTS OF THIS APP	PRAISAL REPORT
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The address reported on the appraisal form is according to US Postal Service records and the title report may or may not match to USPS records?.	as required by UAD format. The title	e company reports the city or	county address
I have performed no services, as an appraiser or in any other capacity, regarding the preceding acceptance of this assignment.	property that is the subject of this re	eport within the three-year pe	eriod immediately
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Freddie Mac Form 2055 March 2005

### Exterior-Only Inspection Residential Appraisal Report File # 2

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 user, 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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Fannie Mae Form 2055 March 2005

### Exterior-Only Inspection Residential Appraisal Report 56793 File # 2403-1

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.

Freddie Mac Form 2055 March 2005

### Exterior-Only Inspection Residential Appraisal Report File

56793 File # 2403-1

- 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 A P P P P P P P P P P P P P P P P P P	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature, Notice to the signature	Signature
Name Joseph /P BALDINO	Name
Company Name REAL ESTATE APPRAISER	Company Name
Company Address 3101 MESA VERDE DR	Company Address
BURBANK, CA 91504	
Telephone Number (818) 768-6147	Telephone Number
Email Address <u>Joeappraiser11@aol.com</u>	Email Address
Date of Signature and Report 03/15/2024	Date of Signature
Effective Date of Appraisal 03/15/2024	State Certification #
State Certification # AR001957	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License 02/12/2025	SUBJECT PROPERTY
	Did not increase at a stanion of authinot average.
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect exterior of subject property
6118 Wilkinson Ave	Did inspect exterior of subject property from street
North Hollywood, CA 91606-4518	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,025,000	
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	☐ Did not inspect exterior of comparable sales from street
Company Name <u>wedgewood inc</u>	Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach BL, Suite 100, REDONDO	Date of Inspection
BEACH, CA 90276	
Fmail Address	

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Page 6 of 6

Fannie Mae Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report File #

56793 File # 2403-14 COMPAR

FEATURE	SUBJECT	COMPARAB	LE SALE # 4	COM	1PARABI	LE SALE # 5		COMPARABL	E SALE # 6
Address 6118 Wilkinson Ave		6048 Wilkinson Ave		12849 Tiara					
North Hollywood, CA	91606-4518	North Hollywood, C	A 91606-4516	Valley Villag	je, CA 9	1607-1026			
Proximity to Subject		0.07 miles S	T.	0.58 miles S	W	Ι.			
Sale Price	\$		\$ 1,030,000			\$ 965,000			\$
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ <b>716.77</b> Sq.ft.		\$ 665.5	<b>2</b> sq.ft.		\$	sq.ft.	
Data Source(s)		CRMLSMLS#SR230	03639;DOM 8	CRMLSMLS#	#SR230	49385;DOM 6			
Verification Source(s)		PARCEL Q#311492		PARCEL Q#					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPT	IUN	+(-) \$ Adjustment	DE	SCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth					
Concessions		Conv;0		Conv;15000		-15,000			
Date of Sale/Time		s05/23;c01/23		s06/23;c04/2	23				
Location Leasehold/Fee Simple	N;Res;	N;Res;		N;Res;					
2000011010/100 01111010	Fee Simple	FEE		FEE		0			
Site	5808 sf	5500 sf	0	6599 sf		0			
View Design (Style)	N;Res;	N;Res;	_	N;Res;		_			
Quality of Construction	DT1;BUNGALOW	DT1;TRADITIONAL	0	DT1;RANCH		0			
Actual Age	Q4	Q4		Q4					
Condition	62 C4	68 C4		71 C5		+50,000			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths	+50,000	Total	Bdrms. Baths	
Room Count	6 3 2.0	6 3 2.0		6 3	2.0		iotai	Dallio. Dallio	
Gross Living Area	1,611 SQ.ft.	1,437 Sq.ft.	+17,400		o sq.ft.	+16,100		sq.ft.	
Basement & Finished	1,611 34.11.	1,437 Sq.it.	+ 17,400	0sf	o oq.ii.	+ 10,100		υ <b>γ.</b> ιι.	
Rooms Below Grade	USI	USI		USI					
Functional Utility	AVERAGE	AVERAGE		AVERAGE					
Heating/Cooling	FAU/CENT	FAU/CENT		FAU/CENT					
Energy Efficient Items	NONE	NONE		NONE					
Garage/Carport	2gd2dw	2ga2dw	•	2ga2dw		0			
Porch/Patio/Deck	OPEN PATIO	OPEN PATIO		ENCLOSED P	PATIN	-5,000			
POOL-SPA	POOL	SPA	+1,000		A	+15,000			
			1 1,000			. 10,000			
Net Adjustment (Total)		<b>X</b> +	\$ 13,400	<b>X</b> +	<u> </u>	\$ 61,100		+	\$
Adjusted Sale Price		Net Adj. 1.3 %		Net Adj.	6.3 %	2.,.00	Net Ad		
of Comparables		Gross Adj. 2.3 %			10.5 %	\$ 1,026,100		-	\$
Report the results of the research a	and analysis of the prior								
ITEM		IBJECT	COMPARABLE SA			OMPARABLE SALE # ;			ABLE SALE # 6
Date of Prior Sale/Transfer	03/12/2024								
Price of Prior Sale/Transfer	\$1,011,000								
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi	PARCEL QUEST		PARCEL QUEST		PARCE	L QUEST			
Effective Date of Data Source(s)	03/15/2024		03/15/2024		03/15/	2024			
	story of the subject pro	perty and comparable s	sales THE	COMPARAB	LES HAV	VE TRANSFERRED AS	STATE	ABOVE.	
A 1 1 / 2									
Analysis/Comments SALE#4	LARGER THAN THE	SUBJECT, LESSER C	ONDITION, SALE#5	SMALLER THA	AN THE	SUBJECT NO POOL H	IAS EN	CLOSED PATIO	)

**Supplemental Addendum** 

File No. 2403-14	Fi	le N	l٥.	2/1	U3-	11
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Borrower	REDWOOD HOLDINGS LLC			
Property Address	6118 Wilkinson Ave			
City	North Hollywood	County Los Angeles	State CA	Zip Code <b>91606-4518</b>
Landar/Cliant	WEDGEWOOD INC			

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

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

MARKET. EXPOSURE TIME IS ALWAYS PRESUMED TO OCCOR PRIOR TO EFFECTIVE DATE OF THE APPRAISAL.

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

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

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

HIGHEST & BEST USE WAS DETERMINED AS IMPROVED BASED ON ITS CURRENT USE BEING LEGALLY PERMISSIBLE. PHYSICALLY POSSIBLE FINANCIALLY FEASIBLE & MOST PROFITABLE

**Market Conditions Addendum to the Appraisal Report** 

56793

File No. 2403-14

The purpose of this addendum is to provide the lender/cl				prevalent in the Sui	oject	
neighborhood. This is a required addendum for all appraid Property Address 6118 Wilkinson Ave	isal reports with an effectiv	e date on or after April 1, 2 City North Holl		State CA	ZIP Code 916	06 /510
Borrower REDWOOD HOLDINGS LLC		ony North Hon	ywoou	otato GA	2 00d0 <b>9</b> 10	00-4310
<b>Instructions:</b> The appraiser must use the information req	quired on this form as the b	asis for his/her conclusion	ns, and must provide suppor	t for those conclusi	ons, regarding	
housing trends and overall market conditions as reported	d in the Neighborhood secti	ion of the appraisal report	form. The appraiser must fill	in all the information	on to the extent	
it is available and reliable and must provide analysis as in	ndicated below. If any requi	ired data is unavailable or	is considered unreliable, the	appraiser must pro	vide an	
explanation. It is recognized that not all data sources will						
in the analysis. If data sources provide the required inform	_		·	-	-	
average. Sales and listings must be properties that comp				sed by a prospectiv	e buyer of the	
subject property. The appraiser must explain any anomal					O II T I	
Inventory Analysis Total # of Comparable Sales (Settled)	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Increasing	Overall Trend  Stable	Declining
Absorption Rate (Total Sales/Months)	13 2.17	4 1.33	2.67	Increasing Increasing	➤ Stable	Declining
Total # of Comparable Active Listings	4	2	3	Declining	➤ Stable	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.8	1.5	1.1	➤ Declining	Stable	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		Overall Trend	
Median Comparable Sale Price	1,150,000	1,060,500	1,079,000	Increasing	<b>X</b> Stable	Declining
Median Comparable Sales Days on Market	17	13	8	■ Declining	Stable	Increasing
Median Comparable List Price	1,112,500	1,412,500	1,300,000	Increasing	Stable	Declining
Median Comparable Listings Days on Market	57	88	28	Declining	Stable	Increasing
Median Sale Price as % of List Price	97.5	109	100	Increasing	Stable Stable	Declining
Seller-(developer, builder, etc.)paid financial assistance p Explain in detail the seller concessions trends for the pas		No	n 20/ to 50/ increasing use	Declining of buydowns, closis	Stable	Increasing
	•					
, , , , , , , , , , , , , , , , , , , ,			HANGED MUCH. BUYERS	WANT A LOWER	PRICE RATHE	R THAN ANY
CONCESSIONS. CONCESSIONS ARE MORE PREV	ALENT IN THE LOWER	VALUE RANGES.				
Are foreclosure sales (REO sales) a factor in the market?	? Yes 🗶 No	o If yes, explain (include	ding the trends in listings and	d sales of foreclose	d properties).	
REO & FORECLOSURES ARE NOT A FACTOR AT TH	IIS TIME FORECLOSURE	E RATE IS LESS THAN 1	/2%			
0, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,						
Cite data sources for above information.	& CLAW					
Summarize the above information as support for your co	analycians in the Neighborh	and costion of the apprais	al report form. If you used a	ny additional inform	nation such as	
Summarize the above information as support for your co	•	• • • • • • • • • • • • • • • • • • • •		•		
an analysis of pending sales and/or expired and withdraw	wn listings, to formulate you	ur conclusions, provide bo	oth an explanation and suppo	rt for your conclusi	ons.	TARI F
an analysis of pending sales and/or expired and withdraw THE OVERALL TRENDS REPORTED ON THE INVEN	wn listings, to formulate you NTORY ANALYSIS GRID	ur conclusions, provide bo & AVERAGE SALE & LI	oth an explanation and suppo ST PRICE DOM & LIST S	rt for your conclusi ALE RATIO GRID	ons. S INDICATE A S	
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### **Appraiser Independence Certification**

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

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

or any compar to influ	other third party act ny, or partner on beha ence the developmer	director, officer, or aging as joint venture palf oft, reporting, result, or ucement, intimidation,	artner, independe wedgewood inc review of my a	nt contractor, a , inf appraisal throug	appraisal ma luenced, or h coercion,	anagement attempted
		Clear Capital in our business rela		has never part	ticipated in a	any of the
1)	Withholding or threat	ening to withhold time	ly payment or pa	rtial payment fo	r an apprai	sal report;
2)	Withholding or threat threatening to demote	rening to withhold futue or terminate me;	ıre business with	me, or demot	ing or term	inating or

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

augh P. Baldia		
	03/15/2024	
Signat <mark>ure /</mark>	Date	
JOSEPH P BALDINO	AR001957	
Appraiser's Name	State License or Certification #	
FA	02/12/2025	CA
State Title or Designation	Expiration Date of License or Certification	State
6118 Wilkinson Ave North Hollywood CA 91606-4518		

Address of Property Appraised

### **Subject Photos**

Borrower	REDWOOD HOLDINGS LLC			
Property Address	6118 Wilkinson Ave			
City	North Hollywood	County Los Angeles	State CA	Zip Code 91606-4518
Lender/Client	WEDGEWOOD INC			



### **Subject Front**

6118 Wilkinson Ave

Sales Price

Gross Living Area 1,611 Total Rooms Total Bedrooms Total Bathrooms 2.0 Location N;Res; View N;Res; Site 5808 sf Quality Q4 Age 62



**Subject Rear** 



**Subject Street** 

### Comparable Photos ##

Borrower	REDWOOD HOLDINGS LLC			
Property Address	6118 Wilkinson Ave			·
City	North Hollywood	County Los angeles	State CA	Zip Code 91606-4518
Lender/Client	WEDGEWOOD INC			



### Comparable 1

### 12317 Hatteras St

Prox. to Subject 0.45 miles SE Sales Price 1,126,000 Gross Living Area 1,675 Total Rooms Total Bedrooms 3 Total Bathrooms 3.0 Location N;Res; View N;Res; Site 6750 sf Quality Q4 Age 77



### Comparable 2

### 6238 Babcock Ave

Prox. to Subject 0.21 miles NW Sales Price 970,000 Gross Living Area 1,829 Total Rooms 6 Total Bedrooms Total Bathrooms 2.0 Location N;Res; View N;Res; Site 6282 sf Quality Q4 Age 76



### Comparable 3

### 5900 Wilkinson Ave

Prox. to Subject 0.30 miles \$ Sales Price 1,033,500 Gross Living Area 1,705 Total Rooms Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View N;Res; Site 5262 sf Quality Q4 Age 64

### **Comparable Photo Page**

Borrower	REDWOOD HOLDINGS LLC			
Property Address	6118 Wilkinson Ave			·
City	North Hollywood	County Los angeles	State CA	Zip Code 91606-4518
Lender/Client	WEDGEWOOD INC			



### **Comparable 4**

### 6048 Wilkinson Ave

Prox. to Subject 0.07 miles \$ Sales Price 1,030,000 Gross Living Area 1,437 Total Rooms Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View N;Res; Site 5500 sf Quality Q4 Age 68



### Comparable 5

### 12849 Tiara St

Prox. to Subject 0.58 miles SW Sales Price 965,000 Gross Living Area 1,450 Total Rooms 6 Total Bedrooms Total Bathrooms 2.0 Location N;Res; View N;Res; Site 6599 sf Quality Q4 Age 71

### Comparable 6

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

### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Condition Ratings and Definitions

C1

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

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

C2

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

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

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.

C

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.

### 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.

### 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 ungrades.

### Q6

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

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

### Not Updated

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

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

### Updated

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

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

### Remodeled

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

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

### **Explanation of Bathroom Count**

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

### Example:

3.2 indicates three full baths and two half baths.

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

### Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
Α	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk AdjPwr	Adjacent to Park	Location
ArmLth	Adjacent to Power Lines  Arms Length Sale	Location Sale or Financing Concessions
AT	Attached Structure	Design (Style)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
С	Contracted Date	Date of Sale/Time
Cash	Cash Commercial Influence	Sale or Financing Concessions Location
Comm	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 Surjection Pote	Garage/Carport
e Fototo	Expiration Date	Date of Sale/Time
Estate FHA	Estate Sale Federal Housing Authority	Sale or Financing Concessions Sale or Financing Concessions
	Garage	Garage/Carport
g ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	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	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR Mtn	Mid-rise  Mountain View	Design (Style) 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
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res RH	Residential USDA - Rural Housing	Location & View 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
Woods	Walk Out Basement	Basement & Finished Rooms Below Grade View
Woods Wtr	Woods View Water View	View
WtrFr	Water Frontage	Location
Wu	Walk Up Basement	Basement & Finished Rooms Below Grade
- · · ·		



# BUREAU OF REAL ESTATE APPRAISERS REAL ESTATE APPRAISER LICENSE

Business, Consumer Services & Housing Agency

# Joseph P. Baldino

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

"Certified 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:

AR 001957

Effective Date:
Date Expires:

February 13, 2023 February 12, 2025

Loretta Dillon, Deputy Bureau Chief, BREA





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

### DECLARATIONS

### ASPEN AMERICAN INSURANCE COMPANY

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

Date Issued	Policy Number	Previous Policy Number
02/23/2023	AAI006008-08	AAI006008-07

THIS IS A **CLAIMS** MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

Item

1. Customer ID: 168108 Named Insured: BALDINO, JOSEPH P. 3101 Mesa Verde Dr. Burbank, CA 91504	
2. Policy Period: From: 04/04/2023 To: 04/04/2024 12:01 A M. Standard Time at the address stated in 1 above.	
3. Deductible: \$1,000 Each Claim	
4. Retroactive Date: 06/05/2000	
5. Inception Date: 04/04/2016	1
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$2,000,000 Aggregate	
7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652	
8. Annual Premium: \$1,087.00	
9. Forms attached at issue: LIA002 (12/14) LIA CA (11/LIA021 (10/14) LIA143 (10/14)	14) LIA012 (12/14) LIA018 (10/14)
This Declarations Page, together with the completed and signed Policy the Policy shall constitute the contract between the Named Insured and	
02/22/2023	(K 1.) .e
Date By	Authorized Signature
LIA-001 (12/14)	Aspen American Insurance Company

### **PUBLIC RECORDS**

3/15/24, 10:12 AM Property Detail Printout



County Last Updated: 02/29/2024

**Property Location** 

**Zip**: 91606-4518 NORTH Address: 6118 WILKINSON AVE City: HOLLYWOOD Use Code: Single Family Residence County: Los Angeles APN#: 2333-011-031 Tract: 10099 Census Tract: 1238.00 Zone: LAR1

Legal Desc: TRACT NO 10099 N 60 FT OF W 96.6 FT OF LOT 5 Map Page/Grid: 532/ F7 Total Assessed Value: 115,878 Tax Amount: 1,666.99

Tax Year / Assessor Year: 2023 / 2023 Percent Improvement: 0.62

**Current Owner Information** 

Current Owner: SCHIFTER ELLA TRUST Owner Address: 6118 WILKINSON AVE

City, State, Zip: NORTH HOLLYWOOD, CA, 91606-4518 Owner Occupied: Yes

Last Transaction: 01/31/2005 Deed Type: quitclaim/deed of trust

Document: 0000227619 Amount:

Last Sale Information

Transferred From: Seller Address:

Prior Recording / Sale Date: Recording / Sale Date: 03/26/1968 / Prior Sale Price:

Most Recent Sale Price: 36,000 **Document Number:** Prior Document No.: **Prior Document** Document Type: grant deed/deed of trust

**Lender Information** 

Full/Partial: F Lender:

Loan Amount / 2nd Trust Loan Type: conventional Deed:

**Physical Information** 

Lot Size Sqft / 5,796 / Building Area: 1,611 # of Bedrooms: 3 Acreage: 0.13 Additional: 0 # of Bathrooms: 2.00 Year Built / Effective: 1962 / 0

Type:

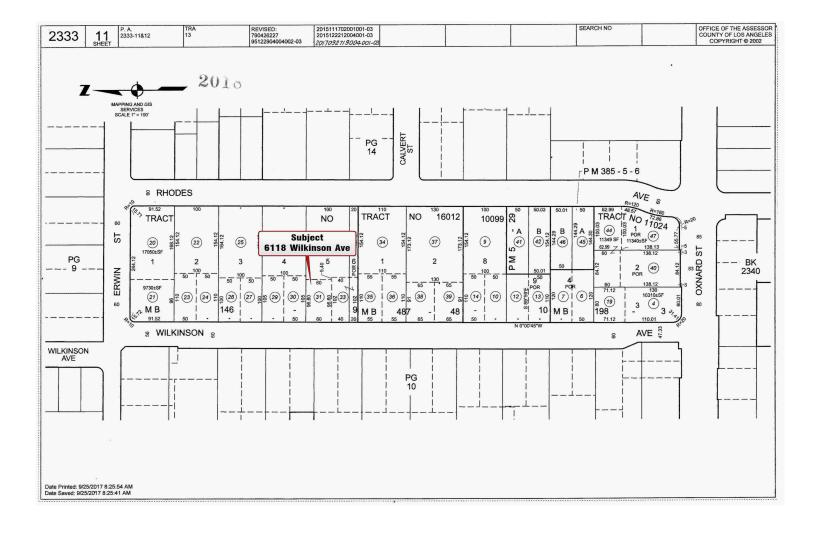
Garage: 0 # of Stories: 1 Heating: Central First Floor: 0 Total Rooms: 9 Cooling: Second Floor: 0 # of Units: 0 Roof Type: Third Floor: 0 Garage/Carport: Garage Construction/Quality: / 0 Basement Finished: 0

**Building Shape:** Fireplaces: 0 Basement Unfinished: 0 Pool/Spa: Yes View:

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https://www.parcelquestappraise.com/Search/Property\_Detail\_Report.aspx?PID=30798382&FIPS=06037

### **PLAT MAP**



### CMA - Page 1

				Br/Ba So	ft	LSqft	List F	rice	Sold Price	\$/Sq	ft SP/LP
Total Listings: 28 Total on Market: 2 Sold/Exp Ratio: 0.00		Mini	imum: mum: rage: ian:	2/2 1, 3/2 1,	000 344 613 605	11,307 5,262 7,009 6,605	\$1,700 \$829 \$1,142 \$1,162	0,000 2,384	\$1,637,500 \$799,000 \$1,129,771 \$1,110,000	\$523.5 \$723.5	59 99
Active	NEW W	particul (News)			SHEW.						
Address	City		Sale Type	List Date	Br	Bath	СДОМ	Sqft	LSqft	\$/Sqft	Pri
5651 Radford AV 5900 Alcove AV	VVL VVL	1954 1953	STD	03/07/2024 09/29/2023	3	2	8/89 168/168	1,574 1,677	6,362 6,846	\$794.09 \$983.90	\$1,249,9 \$1,650,0
				Maximum	과 모든데	2	168	1,677	6,846	\$983.90	\$1,650,0
				Minimum: Average:	3	2	89 129	1,574 1,626	6,362 6,604	\$794.09 \$889.00	\$1,249,9 \$1,449,9
				Median:	3	2	129	1,626	6,604	\$889.00	\$1,449,9
Pending											
Address	City	YrBuilt	Sale Type	Contract Dat	e Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Pri
5741 Agnes AV	VVL	1960	STD	02/28/2024	3	2	28/28	1,687	6,135	\$770.60	\$1,300,0
				Maximum Minimum	- 117	2	28 28	1,687 1,687	6,135 6,135	\$770.60 \$770.60	\$1,300,0 \$1,300,0
				Average:	3	2	28	1,687	6,135	\$770.60	\$1,300,0
				Median:	3	2	28	1,687	6,135	\$770.60	\$1,300,0
Closed											
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Pri
6250 Coldwater Canyon A	VG	1951	STD	01/09/2024	3	3	45/45	1,526	5,700	\$523.59	\$799,0
6214 Goodland AV	VG	1947	STD	10/25/2023	4	3	96/96	1,464	6,030	\$580.60	\$850,0
6048 Wi <b>l</b> kinson AV	VG	1956	STD	05/12/2023	3	2	8/8	1,437	5,500	\$633.26	\$910,0
12849 Tiara ST	VVL	1953	STD	06/01/2023	3	2	6/6	1,450	6,599	\$665.52	\$965,0
6238 Babcock AV	NHLW	1948	STD	02/01/2024	3	2	18/18	1,829	6,282	\$530.34	\$970,0
6118 Wilkinson AV	NHLW	1962	STD	03/12/2024		2	6/6	1,611	5,798	\$627.56	\$1,011,0
6131 Alcove AV	VG VVL	1957	STD	04/20/2023		2	19/19	1,931	6,403	\$533.40	\$1,030,0 \$1,033,5
5900 Wilkinson AV 12022 Collins ST	VVL	1960 1942	STD	12/22/2023 05/05/2023		2	7/7 7/7	1,705 1,344	5,262 5,700	\$781.25	\$1,050,0
6144 Shadyglade AV	VG	1955	STD	10/10/2023		2	8/8	1,737	6,890	\$605.07	\$1,050,0
6043 Bluebell AV	VG	1948	STD	10/17/2023		2	8/8	1,599	7,120	\$669.17	\$1,070,0
6331 Teesdale AV	NHLW	1947	STD	06/16/2023		2	31/31	1,400	7,249	\$773.21	\$1,082,5
11952 Martha ST	VVL	1942	STD	08/18/2023		2	137/372	1,500	5,500	\$740.00	\$1,110,0
12317 Hatteras ST	VVL	1947	STD	02/22/2024		3	1/59	1,675	6,750	\$672.24	\$1,126,0
5653 Vantage AV	VVL	1949	STD	03/23/2023	3	3	1/1	1,900	6,787	\$605.26	\$1,150,0
6215 Bellaire AV	NHLW	1947	STD	09/01/2023	3	2	9/99	1,412	5,801	\$817.99	\$1,155,0
5841 Alcove AV	VVL	1953	STD	01/10/2024	3	2	7/70	1,450	6,604	\$803.45	\$1,165,0
5831 Alcove AV	VVL	1953	STD	05/04/2023	3	2	17/17	1,450	6,605	\$860.54	\$1,247,7
5818 Ben AV	VVL	1953	STD	06/15/2023	4	2	9/9	1,452	9,118	\$881.54	\$1,280,0
6255 Beeman AV	NHLW	1947	STD	06/01/2023		3	17/77	1,825	7,525	\$701.37	\$1,280,0
	NHLW	1947	STD	01/22/2024		3	8/8	1,677	7,527	\$769.23	\$1,290,0
6261 Beeman AV	NHLW	1952	STD	08/28/2023		3	57/57	2,000	11,183	\$660.00	\$1,320,0
6261 Beeman AV 12352 Sylvan ST				00/21/2022	- 3	2	47/47	1,378	11,307	\$962.26	\$1,326,0
6261 Beeman AV 12352 Sylvan ST 12200 Califa ST	VG	1950	STD	08/31/2023							
6261 Beeman AV 12352 Sylvan ST		1950 1952 1935	STD STD	10/25/2023 02/09/2024	3	2	18/18 112/112	1,776 1,691	6,717 10,962	\$751.69	\$1,335,0 \$1,637,5

### CMA - Page 2

Maximum:	6	3	372	2,000	11,307	\$968.36	\$1,637,500
Minimum:	2	2	1	1,344	5,262	\$523.59	\$799,000
Average:	3	2	48	1,609	7,077	\$708.92	\$1,129,771
Median:	3	2	18	1,599	6,605	\$672.24	\$1,110,000

### Criteria:

Property Type is 'Residential'
Standard Status is one of 'Active', 'Act Under Contract',
'Pending'
Standard Status is 'Closed'
Contract Status Change Date is 03/15/2024 to 03/16/2023
Property Sub Type is 'Single Family Residence'
Living Area is 1300 to 2000
Latitude, Longitude is around 34.18, -118.40

Residential Quick CMA Page 2 of 2

Printed By Joseph Baldino CalBRE: AR001957 on 3/15/24

### **Location Map**

Borrower	REDWOOD HOLDINGS LLC			
Property Address	6118 Wilkinson Ave			
City	North Hollywood	County Los angeles	State CA	Zip Code 91606-4518
Lender/Client	WEDGEWOOD INC			



### **AERIAL PHOTO**

Borrower	REDWOOD HOLDINGS LLC			
Property Address	6118 Wilkinson Ave			
City	North Hollywood	County Los angeles	State CA	Zip Code 91606-4518
Lender/Client	WEDGEWOOD INC			

