

APPRAISAL OF



Single Family Residence

LOCATED AT:

452 Monterey Rd
Pacifica, CA 94044

FOR:

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

BORROWER:

Redwood Holdings LLC

AS OF:

April 4, 2024

BY:

Irina Kurtsevaya

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

File Number: 35269692

In accordance with your request, I have appraised the real property at:

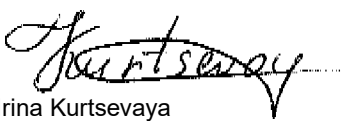
452 Monterey Rd
Pacifica, CA 94044

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of April 4, 2024 is:

\$1,525,000
One Million Five Hundred Twenty-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.


Irina Kurtsevaya

Exterior-Only Inspection Residential Appraisal Report

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.

Property Address **452 Monterey Rd** City **Pacifica** State **CA** Zip Code **94044**
 Borrower **Redwood Holdings LLC** Owner of Public Record **Ewell Jerrod Langston** County **San Mateo**
 Legal Description **Lots 14 15 Block 15 Edgemar Tract Sub 1**
 Assessor's Parcel # **009-124-090** Tax Year **2023** R.E. Taxes \$ **9,076**
 Neighborhood Name **Edgemar** Map Reference **C001** Census Tract **6029.00**
 Occupant Owner Tenant Vacant Special Assessments \$ **0.00** PUD HOA \$ **0.00** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **Servicing**
 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). **MLS search did not reveal any listing activity for the subject in the past 12 months.**

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

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. _____

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

Neighborhood 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	100 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	0 %
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	1,000 Low	1	Multi-Family	0 %
Neighborhood Boundaries	Freeway 35 in the North, Freeway 35 in the East, Highway 1 in the West, Sharp Park Rd in the South bound the subject neighborhood.						3,500 High	80	Commercial	0 %	
Neighborhood Description	Suburban residential environment composed of C4-C2 quality detached SFRs on level to rolling terrain. The supporting facilities, schools, major traffic corridors, and employment centers are within 1 mile radius. Highway 1 access is 1 mile to the west. San Francisco employment is within a 30 minute drive.										
Market Conditions (including support for the above conclusions)	The typical marketing time is currently 1-3 months. Foreclosure and FHA financing are not prevalent. See 1004mc addendum.										

Dimensions **60x100** Area **6000 sf** Shape **Rectangular** View **B;Mtn;Wtr**
 Specific Zoning Classification **R10006** Zoning Description **Single family residential**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe. **Given subject's zoning and physical characteristics it's current use is highest and 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 # **06081C0038F** FEMA Map Date **08/02/2017**

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. **The subject's site is located on a busy public transportation road. External influences are noted and assigned. Site characteristics are typical of homes in the neighborhood. No adverse site factors or conditions likely to cause damage were observed. See prelim. for any easements of record. Assume typical utility easements. NDC data was used to obtain FEMA flood zone information.**

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) **exterior inspection** Data Source(s) 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 checked="" type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> WoodStove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck both	Driveway Surface concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco/Wood	Fuel gas	<input type="checkbox"/> Porch None	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Contemporary	Roof Surface Tar&Gravel	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool none	<input type="checkbox"/> Carport # of Cars 0
Year Built 1963	Gutters & Downspouts Galv Metal	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence wood	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 25	Window Type Double pane	<input checked="" type="checkbox"/> Other none	<input type="checkbox"/> Other none	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				

Finished area above grade contains: **8 Rooms 4 Bedrooms 2.1 Bath(s) 2,640 Square Feet of Gross Living Area Above Grade**
 Additional features (special energy efficient items, etc.) **The subject's floorplan, equipment and amenities are typical for the market. Wood burning fireplace in the living room. Double pane windows. 2 car garage.**
 Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C3;The appraiser did not inspect the interior of the subject and cannot rely on 3rd parties for information to determine the interior condition of the property. No structural deficiencies were noted during the exterior inspection. The subject appears to be in average condition. Exterior surfaces are in average condition. The preparer extraordinary assumes the interior condition of the improvements to be the same as the exterior condition of the property unless otherwise noted in the report. If the extraordinary assumptions are found to be incorrect it may alter the results of the report.**

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.
No physical deficiencies were apparent.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe. **Subject appears to conform to the neighborhood in style and condition.**

Exterior-Only Inspection Residential Appraisal Report

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,097,000 to \$ 1,799,000
 There are 29 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,400,000 to \$ 1,800,000

SALES COMPARISON APPROACH

FEATURE	SUBJECT			COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3					
452 Monterey Rd Address Pacifica, CA 94044				488 Monterey Rd Pacifica, CA 94044			318 Imperial Dr Pacifica, CA 94044			539 Monterey Rd Pacifica, CA 94044					
Proximity to Subject				0.04 miles SE			0.51 miles NE			0.34 miles SE					
Sale Price	\$			\$ 1,706,500			\$ 1,310,000			\$ 1,410,000					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 580.44 sq. ft.			\$ 766.08 sq. ft.			\$ 886.79 sq. ft.					
Data Source(s)				MatrixMLS#81943509;DOM 20			SFMLS#41041279;DOM 12			SFMLS#81942855;DOM 23					
Verification Source(s)				Doc#61570; LP\$1,799,000			Doc#59834; LP\$1,097,000			Doc#67723; LP\$1,398,000					
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment		
Sale or Financing Concessions				ArmLth Conv;0						ArmLth Conv;0					
Date of Sale/Time				s11/23;c11/23						s11/23;c11/23					
Location	A;PubTrn;			A;PubTrn;						A;traffic noise; 0			N;Res; -30,000		
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple					
Site	6000 sf			6000 sf						3900 sf 42,000			3100 sf 58,000		
View	B;Mtn;Wtr			B;Mtn;Wtr						N;Woods; 50,000			N;Wtr; 50,000		
Design (Style)	DT2;Contemp			DT2;Contemp						DT2;Contemp			DT2;Contemp		
Quality of Construction	Q3			Q3						Q3			Q3		
Actual Age	61			76			0			58			0		
Condition	C3			C2			-100,000			C3			C2		
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count	8	4	2.1	8	4	3.0	6	3	2.0	6	3	2.0	6	3	2.0
Gross Living Area	100.00 2,640 sq. ft.			2,940 sq. ft.			-30,000			1,710 sq. ft.			93,000 1,590 sq. ft.		
Basement & Finished Rooms Below Grade	0sf			0sf						0sf			0sf		
Functional Utility	Good			Good						Good			Good		
Heating/Cooling	FWA none			FWA none						FWA none			FWA none		
Energy Efficient Items	None			None						None			None		
Garage/Carport	2ga2dw			2ga2dw						2ga2dw			2ga2dw		
Porch/Patio/Deck	Patio/deck			Patio/deck						Patio/deck			Patio/deck		
Fireplace	1 Fireplace			1 Fireplace						1 Fireplace			1 Fireplace		
Additional Feature	None			Loft area			-35,000			None			None		
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ 175,000			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 215,000		
Adjusted Sale Price of Comparables				Net Adj. -10.3%						Net Adj. 16.4%					
				Gross Adj. 10.3%			\$ 1,531,500			Gross Adj. 16.4%			\$ 1,525,000		
										Gross Adj. 26.5%			\$ 1,523,000		

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) MatrixMLS/Realist

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) MatrixMLS/Realist

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 NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	02/20/2024			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	Doc#2420	MatrixMLS; Realist	MatrixMLS; Realist	MatrixMLS; Realist
Effective Date of Data Source(s)	04/04/2024	04/04/2024	04/04/2024	04/04/2024

Analysis of prior sale or transfer history of the subject property and comparable sales Subject has not been sold/transferred in the past 36 months. The transactions in the subject were on 02/20/2024 Doc#9420 Notice Of Trustee's Sale; on 11/16/2023 Doc#61406 Notice Of Default and do not affect the market condition in the area. MLS data and public records were used as sources of information. No other prior sale history in comparables in the past 12 months, unless noted above.

Summary of Sales Comparison Approach. The wide range of values and square footage reflects the limited availability of comparables. Comparable sales of similar GLA homes are scarce. Comparable 1 is located on the same block and has a similar view and external depreciation. Comparable 2 has a similar external depreciation and is sold in a similar condition. Comparables 1 and 2 are assigned the most weight in this analysis.

Indicated Value by Sales Comparison Approach \$ 1,525,000

Indicated Value by: Sales Comparison Approach \$ 1,525,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$

Sales comparison analysis was used in this valuation. An accurate cost approach could not be developed without an interior inspection.

Income approach is not applicable in valuation of single family dwellings in the neighborhood, which are not purchased based on potential rental income.

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: Interior inspection was not included in the scope of work. This appraisal report is for use of client/assignee only.

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 \$ 1,525,000 as of 04/04/2024, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Exterior-Only Inspection Residential Appraisal Report

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6					
452 Monterey Rd Address Pacifica, CA 94044		329 Beaumont Blvd Pacifica, CA 94044			383 Monterey Rd Pacifica, CA 94044								
Proximity to Subject		0.44 miles NW			0.10 miles NW								
Sale Price	\$	\$ 1,450,000			\$ 1,225,000			\$					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 772.92 sq. ft.			\$ 1144.86 sq. ft.			\$ sq. ft.					
Data Source(s)		MatrixMLS#81919888;DOM 17			MatrixMLS#81943382;DOM 15								
Verification Source(s)		Doc#42217; LP\$1,499,000			Doc#59403; LP\$1,198,000								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+	(-) \$ Adjustment	DESCRIPTION		+	(-) \$ Adjustment	DESCRIPTION		+	(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0				ArmLth Conv;0							
Date of Sale/Time		s08/23;c08/23				s11/23;c11/23							
Location	A;PubTrn;	N;Res;			-30,000	A;PubTrn;							
Leasehold/Fee Simple	Fee Simple	Fee Simple				Fee Simple							
Site	6000 sf	7245 sf			0	5000 sf			0				
View	B;Mtn;Wtr	B;Mtn;Wtr				N;Wtr;			50,000				
Design (Style)	DT2;Contemp	DT4;Contemp			0	DT2;Contemp							
Quality of Construction	Q3	Q3				Q3							
Actual Age	61	39			0	63			0				
Condition	C3	C3				C3							
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			20,000	Total Bdrms. Baths			20,000	Total Bdrms. Baths			
Room Count	8 4 2.1	6 3 3.1			-20,000	6 3 2.0			10,000				
Gross Living Area 100.00	2,640 sq. ft.	1,876 sq. ft.			76,000	1,070 sq. ft.			157,000				sq. ft.
Basement & Finished Rooms Below Grade	0sf	0sf				0sf							
Functional Utility	Good	Good				Good							
Heating/Cooling	FWA none	FWA none				FWA none							
Energy Efficient Items	None	None				None							
Garage/Carport	2ga2dw	2ga2dw				2ga2dw							
Porch/Patio/Deck	Patio/deck	Patio/deck				Patio/deck							
Fireplace	1 Fireplace	1 Fireplace				1 Fireplace							
Additional Feature	None	None				None							
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 46,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 237,000	<input type="checkbox"/> + <input type="checkbox"/> -			\$
Adjusted Sale Price of Comparables		Net Adj. 3.2%				Net Adj. 19.3%				Net Adj. %			
		Gross Adj. 10.1%			\$ 1,496,000	Gross Adj. 19.3%			\$ 1,462,000	Gross Adj. %			\$
ITEM	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6					
Date of Prior Sale/Transfer	02/20/2024												
Price of Prior Sale/Transfer	\$0												
Data Source(s)	Doc#2420	MatrixMLS; Realist			County records								
Effective Date of Data Source(s)	04/04/2024	04/04/2024			04/04/2024								
Summary of Sales Comparison Approach Comparable 5 is a smaller home located on the same street and sold in a similar condition, used because of the scarcity of comparables.													
Due to the lack of comparables with similar GLA, comparables 2 and 5 exceed the recommended 15% FNMA net adjustment percentage guideline.													

SALES COMPARISON APPROACH

Exterior-Only Inspection Residential Appraisal Report

57162
File No. 35269692

ADDITIONAL COMMENTS

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) **A valid cost approach cannot be performed without interior inspection and is not required by Fannie Mae. Appraiser requires an interior inspection to perform a cost analysis.**

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	300,000
Source of cost data	Dwelling	2,640 Sq. Ft. @ \$ = \$ 0
Quality rating from cost service	Effective date of cost data	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport	Sq. Ft. @ \$ = \$
	Total Estimate of Cost-New	 = \$ 0
	Less 80 Physical	Functional	External
	Depreciation \$0		= \$ (0)
	Depreciated Cost of Improvements		= \$ 0
	"As-is" Value of Site Improvements		= \$
Estimated Remaining Economic Life (HUD and VA only) 55 Years	INDICATED VALUE BY COST APPROACH	= \$	0

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 an existing building(s) into a PUD? Yes No If Yes, date of conversion. _____

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

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

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

Describe common elements and recreational facilities. _____

Exterior-Only Inspection Residential Appraisal Report

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

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

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

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

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

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

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

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

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

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

Exterior-Only Inspection Residential Appraisal Report

57162

File No. 35269692

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.
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).

Exterior-Only Inspection Residential Appraisal Report

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.

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

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 [Handwritten Signature]
Name Irina Kurtsevaya
Company Name Real Estate Appraisal Services
Company Address 2020 Clement St Apt 2
San Francisco, CA 94121
Telephone Number 415-387-3230
Email Address irina.appraiser@yahoo.com
Date of Signature and Report 04/06/2024
Effective Date of Appraisal 04/04/2024
State Certification # AR029969
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 01/16/2025

ADDRESS OF PROPERTY APPRAISED
452 Monterey Rd
Pacifica, CA 94044

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,525,000

LENDER/CLIENT
Name ClearCapital.com, Inc California #1256
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 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

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

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

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

**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 residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

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

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

ADDENDUM

Borrower: Redwood Holdings LLC
Property Address: 452 Monterey Rd
City: Pacifica
Lender: Wedgewood Inc

File No.: 35269692
Case No.: 57162
State: CA
Zip: 94044

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, the purpose of the appraisal, reporting requirements of this appraisal report form, and the Definition of Market Value. No additional Intended Users are identified by the appraiser.

Sources of Information.

The appraisal is based on the information gathered from public records; MLS and exterior visual observation of the subject, neighborhood and comparable properties, and any other sources identified in the report. If conflicting information is discovered, the sources deemed most reliable are given the most weight.

Neighborhood Description

The subject is located within the residential pocket in the Edgemar neighborhood of Pacifica. It is composed of wood frame detached SFRs on level to rolling terrain. The availability of vacant buildable land is limited as the neighborhood is practically 100% built-up. Public schools, transportation, and recreation areas are within 1 mile radius. Highway access is 1 mile to the west. Downtown San Francisco employment is within a 30 minute drive.

Prior Sales Comments

Listing history in the 12 months preceding the effective date of the appraisal report, and the prior sale history, if any, of the subject for a minimum of three years prior to the effective date of the appraisal, unless otherwise noted in this report. I have researched, analyzed and reported on the sale/transfer history in each comparable, within one year from the date of the latest sale of the comparable. Any findings pertaining to the listing and sale history of the subject and comparables are reported in the report. MLS data and public records were used as sources of information.

Comments on Sales Comparison

The appraiser's comparable search parameters began with SFAR MLS search for SFRs sold within the prior 3 months, located in the subject's neighborhood, within 1 mile from the subject, and 15% of GLA. Due to the lack of market activity, the comparable search parameters were extended to include properties that sold within 12 months to locate comparables with more similar characteristics, and were within 20% of the subject's living area; extending distance parameters outside of the subject's core market would skew the value estimate. Those comparables utilized in this report are considered the best available at the time of inspection and most representative of the subject property. There is a wide range of values for similar sized properties in the area reflecting differences in style, the extent of the remodeling, curb appeal and particular location.

Adjustments are based on market data, matched pair analysis and/or appraiser experience in the market area. These adjustments are considered to reflect the typical buyer's reaction based on the principle of substitution. G.L.A. difference over 100sq.ft. is adjusted at \$100/sq.ft.(rounded to the nearest 1,000); bedroom \$20,000; \$20,000 per full bathroom. Age adjustments are not warranted in homes with similar effective ages. Lot size difference over 2,000 sq.ft. is adjusted at \$20/sq.ft.

Comparable 1 is located on the same block and has similar external depreciation. Comparable 1 has been recently fully renovated with a permit. Condition adjustment is reasonable.

Comparable 1 is a renovated home that does appear to have a positive impact on value and marketability.

Comparables 2, 4, 5 were sold in average condition as the subject and were used in paired sales analysis to determine the adjustment rate. The condition difference was adjusted at \$100,000. Comparable 1 has the bonus area: loft area with kitchenette and bathroom can be used as a family room or separate 5th bedroom adjusted at \$35,000.

Comparable 2 sold in the similar to the subject condition. It is exposed to distant traffic noise from Freeway35 and a busy Hickey St - location adjustment is not necessary. Comparable 2 has inferior to the subject view which does appear to have a negative impact on value and marketability. Comparables 1 and 4 have similar to the subject view and were used in paired sales analysis to determine the adjustment rate. View amenity is adjusted at \$50,000.

Comparable 3 is a fully renovated home located on the same street but does not have the external depreciation. Comparable 3 does not have external influences which does appear to have a positive impact on value and marketability. Comparables 1, 2, and 5 have similar to the subject economic depreciation and were used in paired sales analysis to determine the adjustment rate. Location adjustment is \$30,000.

Comparable 4 has similar to the subject condition, and view and is located in the immediate subject area.

Comparable 5 is a smaller home located on the same street and sold in a similar condition, used because of a scarcity of comparables.

Final Reconciliation

Sales comparison analysis was used in this valuation. An accurate cost approach could not be developed without an interior inspection. The income approach is not applicable in the valuation of single family dwellings in the neighborhood, which are not purchased based on potential rental income.

Market Conditions Addendum to the Appraisal Report

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 **452 Monterey Rd** City **Pacifica** State **CA** Zip Code **94044**
 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)	13	7	9	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.17	2	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	N/A*	N/A*	5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A*	N/A*	2	<input type="checkbox"/> Declining	<input checked="" 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	1,520,000	1,500,000	1,525,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	22	20	23	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	N/A*	N/A*	1,525,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	N/A*	N/A*	95	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	N/A*	N/A*	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).
 Seller concessions in the area are typically expressed in the form of contribution toward buyers closing costs. Conventional financing at market rates is typical. *Reliable listing data beyond the last 3 month is not available.

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).
 REO sales are not a major factor in this residential locale. Foreclosures and FHA/VA financing are not common in the subject market area.

Cite data sources for above information. NDC/public records and MLS were used as sources to assist in collecting information.

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.
 The typical market exposure period of less than 6 months reflects the appeal of depreciated pricing. Professional families are the typical investors in this area.

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.

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature *Irina Kurtsevaya*
 Name Irina Kurtsevaya
 Company Name Real Estate Appraisal Services
 Company Address 2020 Clement St Apt 2
San Francisco, CA 94121
 State License/Certification # AR029969 State CA
 Email Address irina.appraiser@yahoo.com

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 State License/Certification # _____ State _____
 Email Address _____

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

USPAP ADDENDUM

57162
File No. 35269692

Borrower: Redwood Holdings LLC
Property Address: 452 Monterey Rd
City: Pacifica County: San Mateo State: CA Zip Code: 94044
Lender: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:
 Appraisal Report A written report prepared under Standards Rule 2-2(a).
 Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: _____
The reasonable exposure time for the subject is currently under 3 months.

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

Additional Comments

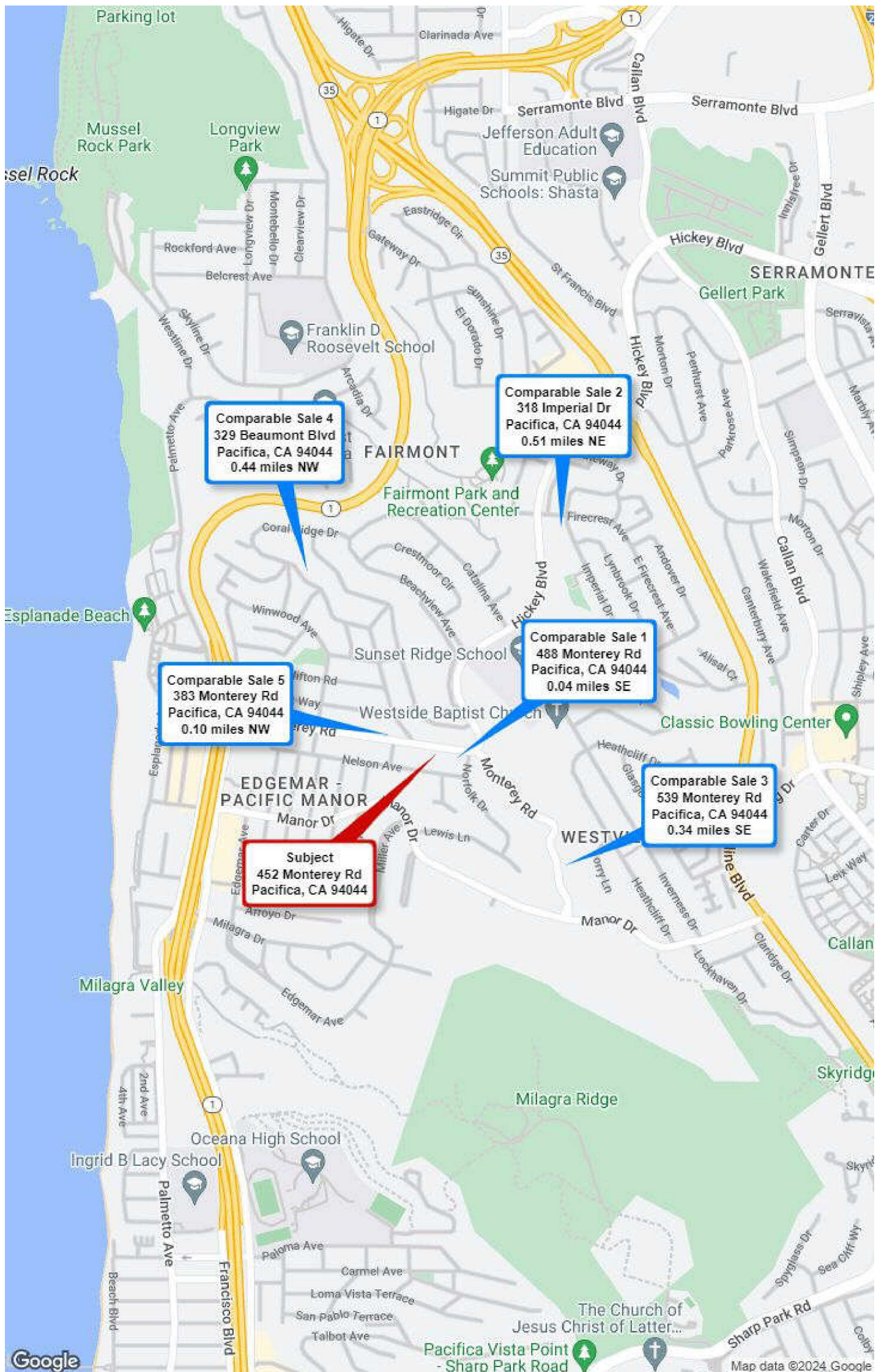
APPRAISER: Signature: Irina Kurtsevaya
Name: Irina Kurtsevaya
Date Signed: 04/06/2024
State Certification #: AR029969
or State License #: _____
or Other (describe): _____ State #: _____
State: CA
Expiration Date of Certification or License: 01/16/2025
Effective Date of Appraisal: 04/04/2024

SUPERVISORY APPRAISER (only if required):
Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street Interior and Exterior

LOCATION MAP

Borrower: Redwood Holdings LLC
Property Address: 452 Monterey Rd
City: Pacifica
Lender: Wedgewood Inc

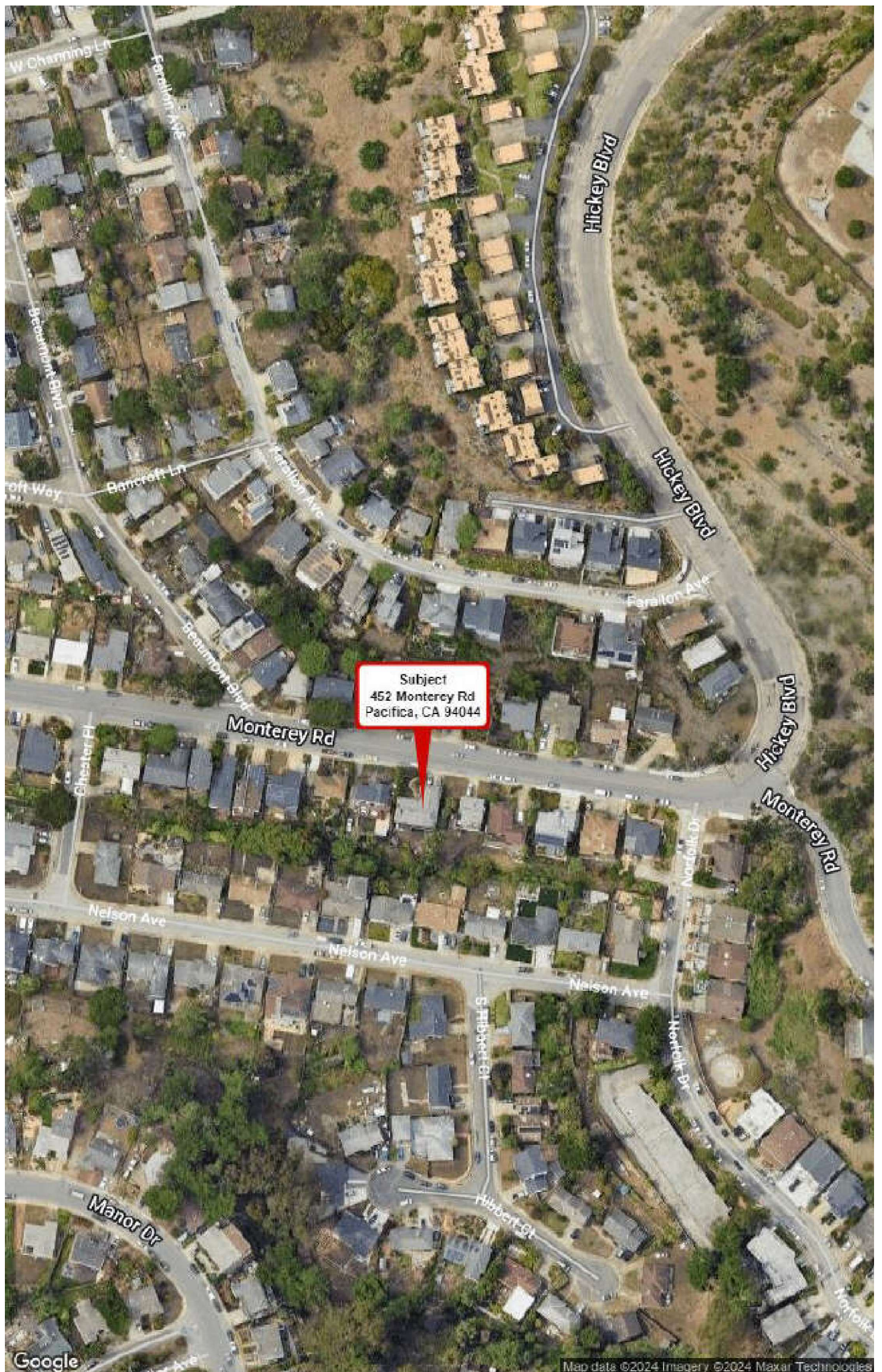
File No.: 35269692
Case No.: 57162
State: CA
Zip: 94044



AERIAL MAP

Borrower: Redwood Holdings LLC
Property Address: 452 Monterey Rd
City: Pacifica
Lender: Wedgewood Inc

File No.: 35269692
Case No.: 57162
State: CA
Zip: 94044



Subject
452 Monterey Rd
Pacifica, CA 94044

PLAT MAP

Borrower: Redwood Holdings LLC
 Property Address: 452 Monterey Rd
 City: Pacifica
 Lender: Wedgewood Inc

File No.: 35269692
 Case No.: 57162
 State: CA
 Zip: 94044

TAX CODE AREA _____

9-12

NOV 30 2011




- △ EDGEMAR NO. 2 RSM 9/17
- △ EDGEMAR NO. 1 RSM 5/28
- △ FAIRMONT NO. 2C RSM 63/5 JAN 18 2012
- △ PARCEL MAP VOL 3/40

Borrower: Redwood Holdings LLC
 Property Address: 452 Monterey Rd
 City: Pacifica
 Lender: Wedgewood Inc

File No.: 35269692
 Case No.: 57162
 State: CA
 Zip: 94044

452 Monterey Rd, Pacifica, CA 94044-1465, San Mateo County Auction

APN: 009-124-090 CLIP: 3622440493

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	4	2	1	\$315,000	02/20/2001
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,640	6,000	1963	SFR	

OWNER INFORMATION			
Owner Name	Ewell Jerrod Langston	Tax Billing Zip	95067
Tax Billing Address	Po Box 6651B	Tax Billing Zip+4	6518
Tax Billing City & State	Scotts Valley, CA		

LOCATION INFORMATION			
School District	Jefferson Un	Property Carrier Route	C001
Community College District	San Mateo Junior	Zoning	R10006
Elementary School District	Pacifica San Pedro D	Market Area	659
Census Tract	6029.00	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
APN	009-124-090	Block ID	15
% Improved	50%	Lot Number	14
Tax Area	016009		
Legal Description	LOTS 14 15 BLOCK 15 EDGEMAR TRACT SUB 1		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$456,204	\$447,260	\$438,492
Assessed Value - Land	\$228,102	\$223,630	\$219,246
Assessed Value - Improved	\$228,102	\$223,630	\$219,246
YOY Assessed Change (\$)	\$8,944	\$8,768	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$8,106		
2022	\$9,194	\$1,088	13.42%
2023	\$9,076	-\$118	-1.29%

CHARACTERISTICS			
Land Use - CoreLogic	SFR	2nd Floor Area	1,210
Land Use - County	1 Family Residence	Total Rooms	8
Lot Frontage	60	Bedrooms	4
Lot Depth	100	Total Baths	3
Lot Acres	0.1377	Full Baths	2
Lot Area	6,000	Half Baths	1
Year Built	1963	Heat Type	Central
Gross Area	3,080	Cooling Type	Central
Building Sq Ft	2,640	Parking Type	Attached Garage
Above Gnd Sq Ft	2,640	Garage Capacity	2
Ground Floor Area	1,430	Garage Sq Ft	440

LAST MARKET SALE & SALES HISTORY			
Recording Date	03/01/2001	Document Number	25869
Settle Date	02/20/2001	Deed Type	Grant Deed
Sale Price	\$315,000	Owner Name	Ewell Jerrod Langston
Price Per Square Feet	\$119.32	Seller	Maroney Joseph P

Recording Date	01/16/2019	04/12/2011	12/05/2005	03/01/2001	04/13/1976
Sale Price				\$315,000	
Nominal	Y	Y	Y		
Buyer Name	Ewell Jerrod L	Ewell Julie A & Jerrod L	Ewell Julie A	Ewell Jerrod L & Julie A	Maroney Joseph
Buyer Name 2		Ewell Jerrod L		Ewell Julie A	

Borrower: Redwood Holdings LLC

File No.: 35269692

Property Address: 452 Monterey Rd

Case No.: 57162

City: Pacifica

State: CA

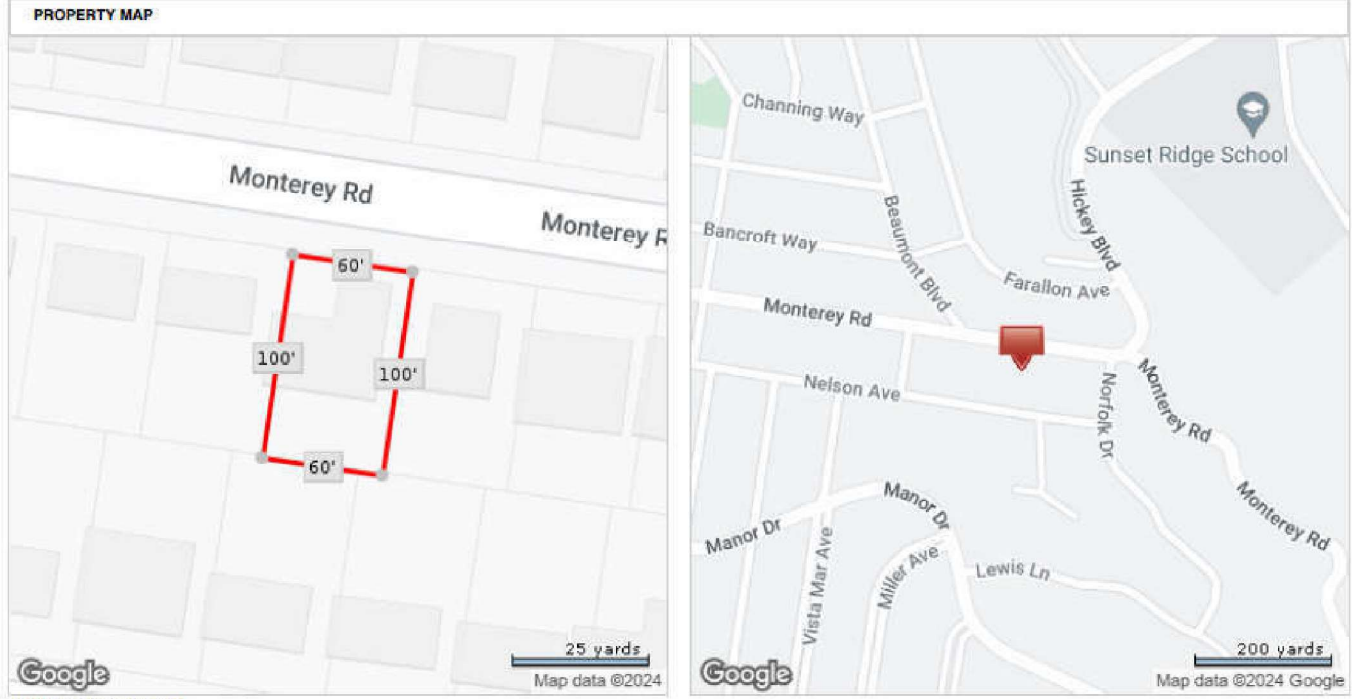
Zip: 94044

Lender: Wedgewood Inc

Seller Name	Ewell Julie A & Jerrod L	Ewell Julie A	Ewell Jerrod L	Maroney Joseph P	
Document Number	3153	41119	211858	25669	AJ61160
Document Type	Grant Deed	Grant Deed	Interspousal Deed Transfer	Grant Deed	Deed (Reg)

MORTGAGE HISTORY					
Mortgage Date	12/17/2019	01/16/2019	04/12/2011	12/05/2005	07/31/2003
Mortgage Amount	\$623,500	\$600,000	\$372,000	\$380,000	\$367,000
Mortgage Lender	West One Cap Group Inc	Athas Cap Grp Inc	Ally Bk	American Hm Mtg	Encore Credit Corp
Mortgage Code	Conventional		Conventional	Conventional	Conventional
Mortgage Type	Refi	Construction	Nominal	Nominal	Refi
Mortgage Date		03/01/2001		03/01/2001	
Mortgage Amount		\$252,000		\$63,000	
Mortgage Lender		Countrywide Hm Lns Inc		Countrywide Hm Lns Inc	
Mortgage Code		Conventional		Conventional	
Mortgage Type		Resale		Resale	

FORECLOSURE HISTORY			
Document Type	Notice Of Trustee's Sale	Notice Of Default	Notice Of Trustee's Sale
Default Date		11/16/2023	
Foreclosure Filing Date	02/15/2024	11/16/2023	
Recording Date	02/20/2024	11/17/2023	11/21/2002
Document Number	9420	61406	242914
Default Amount		\$41,669	
Final Judgment Amount	\$678,039		\$263,860
Original Doc Date	12/17/2019	12/17/2019	03/01/2001
Original Document Number	107211	107211	25671



*Lot Dimensions are Estimated

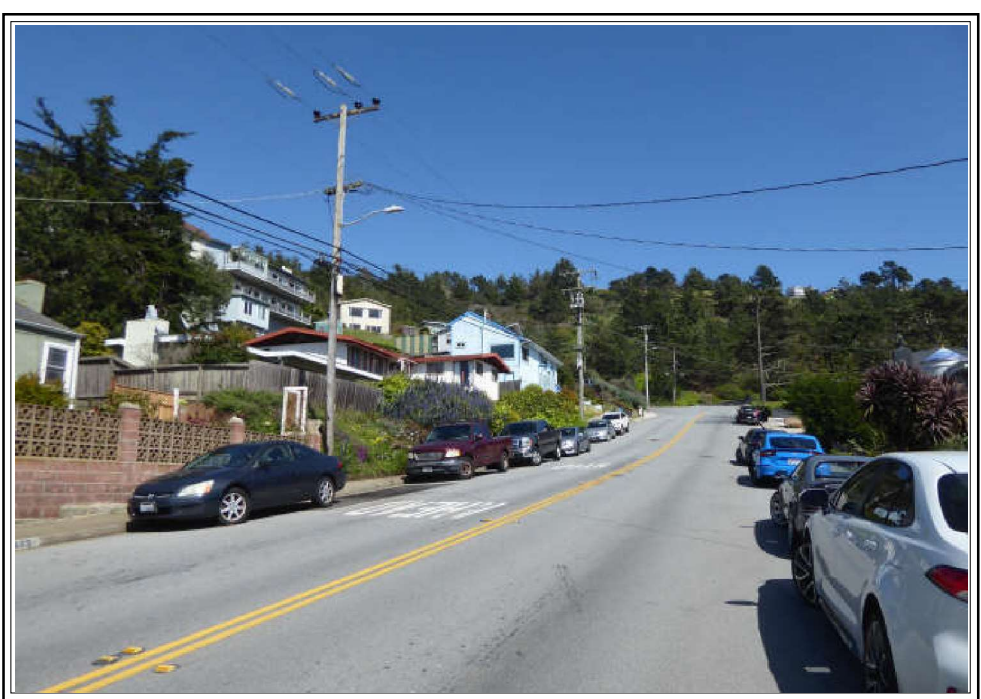
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 35269692	
Property Address: 452 Monterey Rd	Case No.: 57162	
City: Pacifica	State: CA	Zip: 94044
Lender: Wedgewood Inc		



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: April 4, 2024
Appraised Value: \$ 1,525,000



STREET SCENE

Borrower: Redwood Holdings LLC
Property Address: 452 Monterey Rd
City: Pacifica
Lender: Wedgewood Inc

File No.: 35269692
Case No.: 57162
State: CA
Zip: 94044



Street scene - opposite view



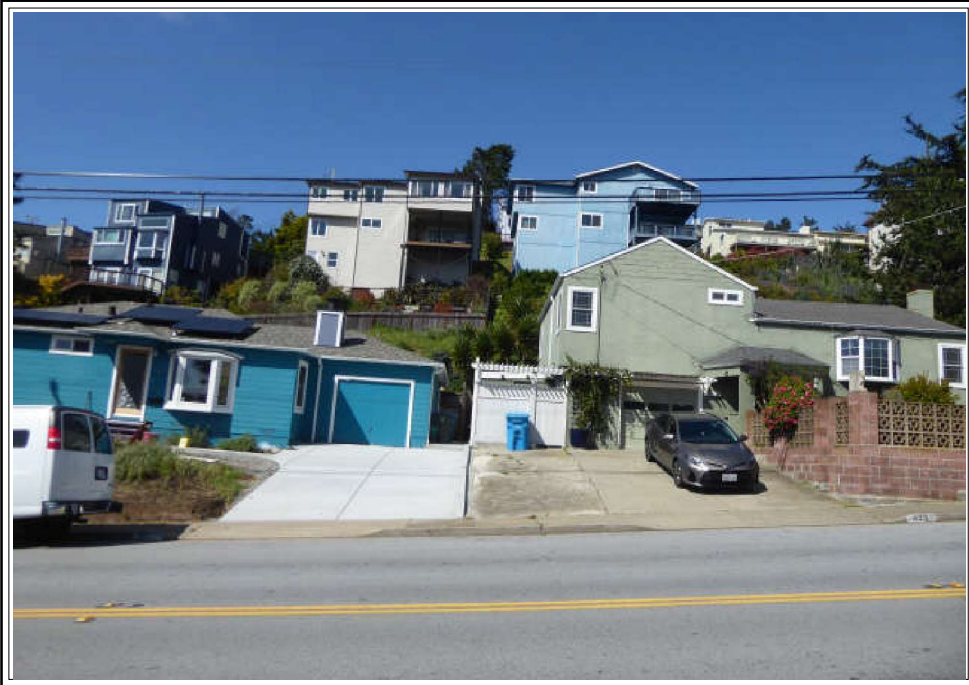
Left side



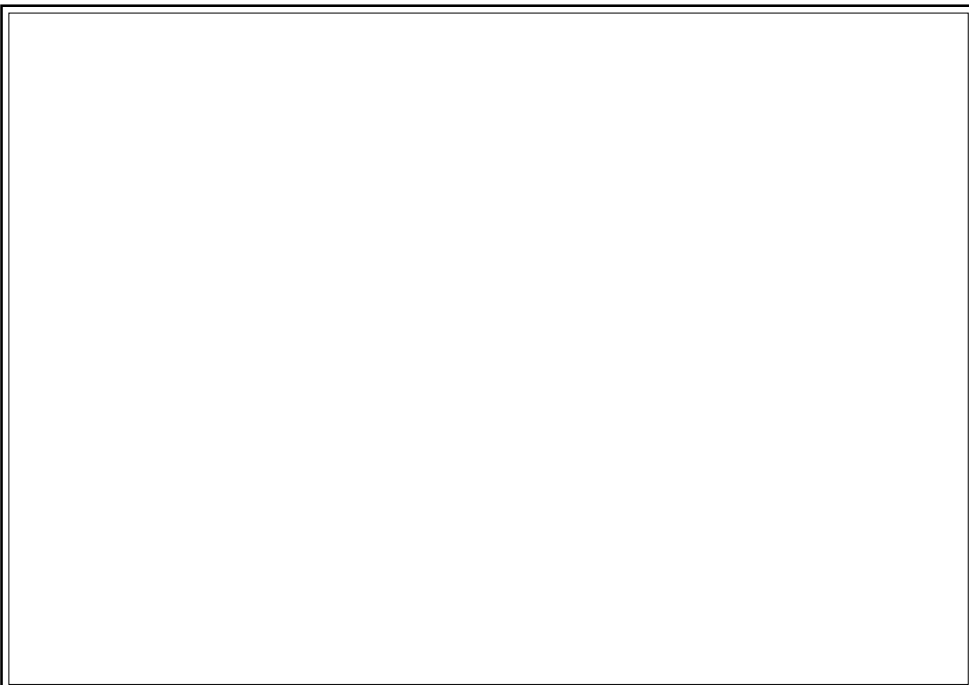
Right side

Borrower: Redwood Holdings LLC
Property Address: 452 Monterey Rd
City: Pacifica
Lender: Wedgewood Inc

File No.: 35269692
Case No.: 57162
State: CA
Zip: 94044

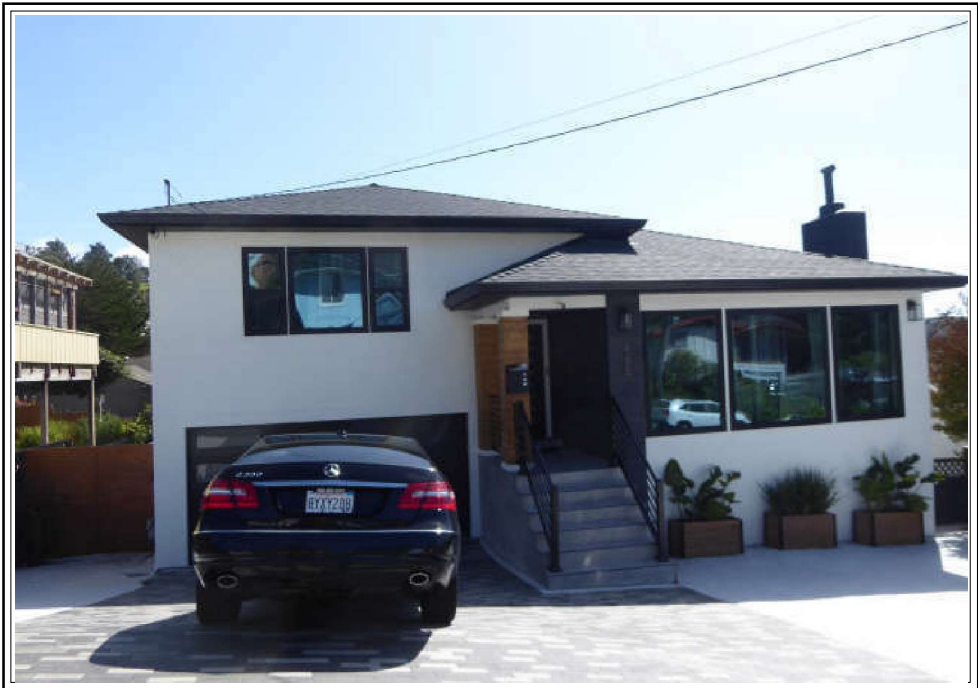


View in front of the subject
(across the street)



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 35269692	
Property Address: 452 Monterey Rd	Case No.: 57162	
City: Pacifica	State: CA	Zip: 94044
Lender: Wedgewood Inc		



COMPARABLE SALE #1

488 Monterey Rd
Pacifica, CA 94044
Sale Date: s11/23;c11/23
Sale Price: \$ 1,706,500



COMPARABLE SALE #2

318 Imperial Dr
Pacifica, CA 94044
Sale Date: s11/23;c11/23
Sale Price: \$ 1,310,000

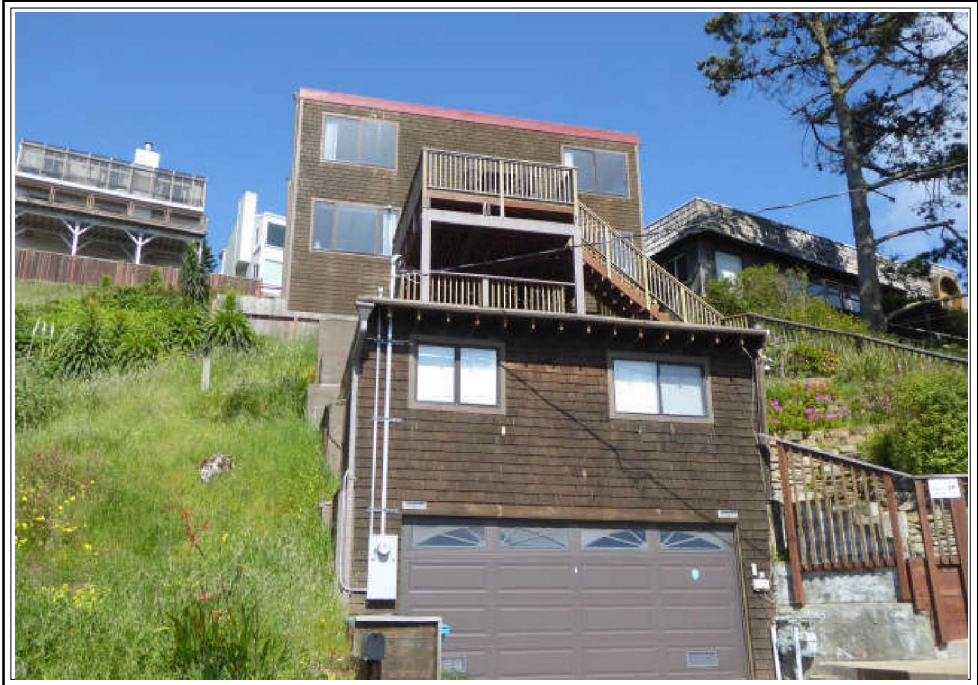


COMPARABLE SALE #3

539 Monterey Rd
Pacifica, CA 94044
Sale Date: s12/23;c12/23
Sale Price: \$ 1,410,000

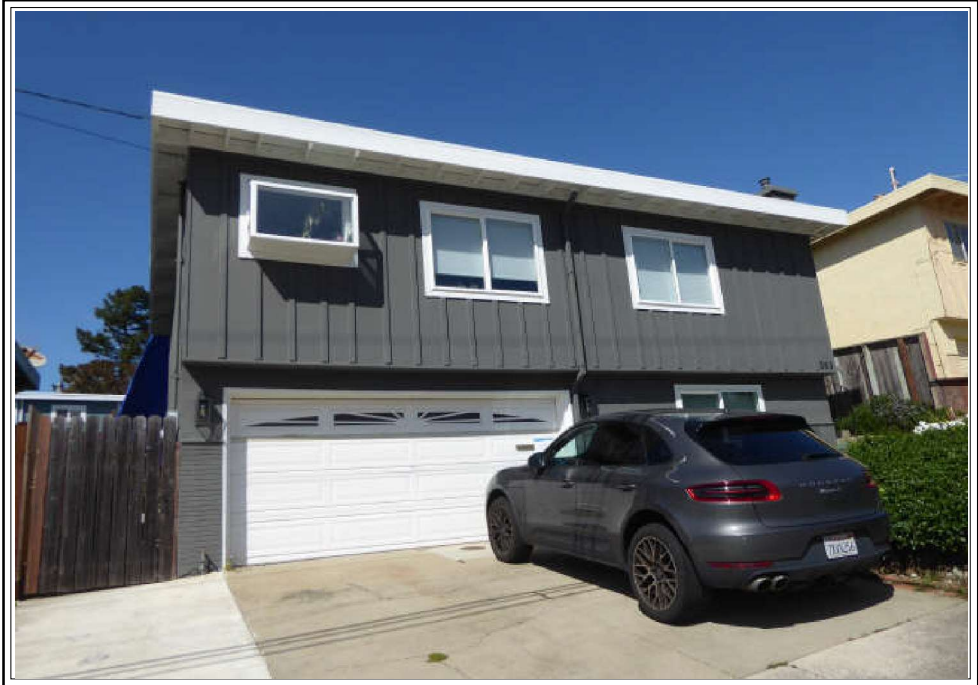
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 35269692	
Property Address: 452 Monterey Rd	Case No.: 57162	
City: Pacifica	State: CA	Zip: 94044
Lender: Wedgewood Inc		



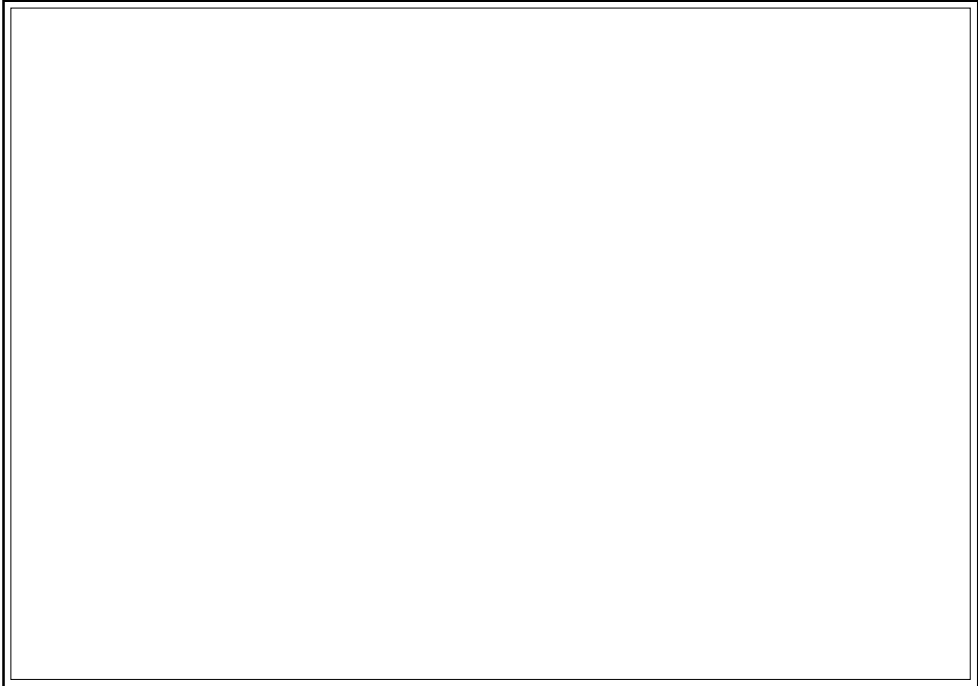
COMPARABLE SALE #4

329 Beaumont Blvd
Pacifica, CA 94044
Sale Date: s08/23;c08/23
Sale Price: \$ 1,450,000



COMPARABLE SALE #5

383 Monterey Rd
Pacifica, CA 94044
Sale Date: s11/23;c11/23
Sale Price: \$ 1,225,000



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

Borrower: Redwood Holdings LLC	File No.: 35269692
Property Address: 452 Monterey Rd	Case No.: 57162
City: Pacifica	State: CA
Lender: Wedgewood Inc	Zip: 94044

Accelerant National Insurance Company
 (A Stock Company)
 400 Northridge Road, Suite 800
 Sandy Springs, GA 30350

**REAL ESTATE APPRAISERS
 ERRORS AND OMISSIONS INSURANCE POLICY
 DECLARATIONS**

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL105934-00

Renewal of: New

1. **Named Insured:** Irina Kurtsevaya

2. **Address:** 2020 Clement St Apt 2
 San Francisco, CA 94121

3. **Policy Period:** **From: November 5, 2023** **To: November 5, 2024**
 12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item 2. Above.

4. Limit of Liability:	Each Claim	Policy Aggregate
Damages Limit of Liability	4A. \$ 1,000,000	4C. \$ 1,000,000
Claim Expenses Limit of Liability	4B. \$ 1,000,000	4D. \$ 1,000,000

5. Deductible (Inclusive of Claims Expenses):	Each Claim	Aggregate
	5A. \$500	5B. \$1,000

6. **Policy Premium:** \$ 716

7. **Retroactive Date:** November 5, 2010

8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
 OREP Insurance Services: info@orep.org
 6353 El Cajon Blvd, Suite 124-605
 San Diego, CA 92115

9. **Program Administrator:** OREP Insurance Services, LLC – appraisers@orep.org

10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: October 25, 2023 By: Isaac Peck
 Authorized Representative

Borrower: Redwood Holdings LLC
Property Address: 452 Monterey Rd
City: Pacifica
Lender: Wedgewood Inc

File No.: 35269692
Case No.: 57162
State: CA
Zip: 94044



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

Irina Kurtsevaya

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:

“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 029969

Effective Date: January 17, 2023
Date Expires: January 16, 2025


Loretta Dillon, Deputy Bureau Chief, BREA

3067342

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