57391 File # 35357960

	The purpose of this summary appraisal repo	rt is to provide the lander/ol	iont with an accu	urate and adequately	cunnerted on	inion of the market val	us of the cubiect	h nronarty
		it is to provide the lender/en			supportou, op			· · ·
	Property Address 23045 Hopper Rd			City Hayward		State CA	Zip Code 94	041
	Borrower Redwood Holdings LLC	Owner o	of Public Record	Baltazar Brigida,	Baltazar Ar	ntonio County Ala	meda	
	Legal Description Block 4 Lot 4							
	Assessor's Parcel # 432-0048-084			Tax Year 2023		R.E. Taxes \$	9,105	
Н	Neighborhood Name Longwood Winton	Grove		Map Reference 360)84	Census Tract	4369.00	
SUBJECT	Occupant 🔀 Owner 🗌 Tenant 🗌 Vac		Assessments \$	0	PU		per year	per month
ВJ	Property Rights Appraised Fee Simple		(describe)					_ pere
ns				oribo) NA L L L L L L L L L L L L L L L L L L				
	, ,	Refinance Transaction	Other (des				04.00070	
	Lender/Client Wedgewood Inc	Addı				0, Redondo Beach,		
	Is the subject property currently offered for sale						Yes No	
	Report data source(s) used, offering price(s), and	date(s). DOM 81;R	ealist/BareisMl	LS#81953826 liste	ed on 02/09	/2024 for \$1,100,00	0, reduced to	
	\$999,000 on 2/22/2024 and withdran	on 4/30/2024.						
	I did did not analyze the contract for	sale for the subject purchase tra	nsaction. Explain th	ne results of the analysis	of the contract	for sale or why the analy	sis was not	
	performed.	, ,	·	•				
Н								
PC	Contract Price \$ Date of Cor	tract Ic the	property celler the	owner of public record?	Yes	No Data Source(s)		
CONTRACT	Letters and for a side and the same for a side and the side and the same for a side and the side and the same for a side and the		· · ·	<u> </u>				- DN-
NO	Is there any financial assistance (loan charges, s		/ment assistance, e	etc.) to be paid by any pa	arty on benait o	t the borrower?	Ye	s No
ၓ	If Yes, report the total dollar amount and describe	the items to be paid.						
۶	Note: Race and the racial composition of the	neighborhood are not apprais	al factors.					
	Neighborhood Characteristics	J		ousing Trends		One-Unit Housing	Present La	nd Heo %
		Dural Durant VII			Dealinin -			
	Location Urban Suburban	Rural Property Values	Increasing	Stable	Declining	PRICE AGE	One-Unit	68 %
Ω.	Built-Up 🔀 Over 75% 🗌 25-75% 📗	Under 25% Demand/Supply	Shortage	In Balance	Over Supply	\$ (000) (yrs)	2-4 Unit	2 %
ᅙ	Growth Rapid Stable	Slow Marketing Time	Under 3 mths	s 3-6 mths	Over 6 mths	600 Low 34	Multi-Family	10 %
呈	Neighborhood Boundaries Hacienda Av	e to the North; Fwy 880	to the Fast: W	/ Winton Ave to the	e South	1,020 High 86	Commercial	10 %
Б	and Hesperian Blvd to the West.	<u> </u>	10 11.10 = 11.01, 11			870 Pred. 73		10 %
聖					- 11 141			
NEIGHBORHOOD	, January	imarily of single family res						
뿔	Transportation, shopping and public so						maller propertie	s,
	subject's value falls within the typical ra		not negatively a	affected. **Other = s	schools and	parks.		
	Market Conditions (including support for the abo	e conclusions) Unde	r 2 months inv	entory with 100+9	% sales/list r	atio present, values	have recently	/ seen
	stability over the last 6 months. Inter	est rates remain at or arc	ound 6%, low s	supply (<2 months) in subject'	s market area due	to services and	t
	employment centers within 20 miles.							
	Dimensions 56'x91'x69'x89'	Area	5580 sf	Shape	Rectangula	ar View	N;Res;	
	Specific Zoning Classification RL			ow Density Reside				
		conforming (Grandfathered Use)			illai			
	Is the highest and best use of subject property a		<u> </u>			Yes No If No,	describe Curre	
							describe Curre	nt use,
	Single Family Residential is legally per						D. L.	Datasets
	Utilities Public Other (describe)		ublic Other (desc	cribe)		ovements - Type	Public	Private
SITE	Electricity \(\sum_{\text{\tinc{\text{\ti}\text{\texi{\text{\ti}}}\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\tin}}\tint{\text{\text{\text{\text{\text{\text{\text{\text{\text{\texi}\titt{\text{\text{\texi}\text{\text{\texi}\text{\texi}\text{\text{\text{\text{\text{\text{\text{\texi}\tint{\text{\texi}\texi		X		Street Asp	halt	lacksquare	
S	Gas 🔀 🗌		\mathbf{X}		Alley Non	e		
	FEMA Special Flood Hazard Area Yes			FEMA Map # 06001	C0286G	FEMA N	ap Date 08/03/	2009
	Are the utilities and off-site improvements typical	for the market area?	X Yes No	If No, describe				
	Are there any adverse site conditions or external	actors (easements, encroachme	ents, environmental	conditions, land uses, e	tc.)?	🗌 Yes 🔀 N	o If Yes, describe	
	Subject is located in a residential ma	rket area, lot size and ut	ility is typical o	of area. No advers	e site influe	nces observed. Sub	ject neighborh	nood is
	located in close proximity to Haywar							
	. , , ,	1 Executive Airport. no d			.,		. ,	
	influence and provide support for lac-							
	influence and provide support for lac Source(s) Used for Physical Characteristics of Ph	k of detriment.	MLS N	Assessment and Tax	Records	Prior Inspection	Property Owner	
	Source(s) Used for Physical Characteristics of Physical Ch	k of detriment. operty Appraisal Files					Property Owner	
	Source(s) Used for Physical Characteristics of Pource(s) Used for Physical Characteristics of Physi	k of detriment. operty Appraisal Files n Street	D	Data Source for Gross Li	ving Area F	Realist		
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	Source(s) Used for Physical Characteristics of Pi Other (describe) Ext Inspection From General Description Units One One with Accessory Unit	k of detriment. operty Appraisal Files n Street General Descriptio Concrete Slab Craw	D on Il Space X F	Data Source for Gross Li Heating/Cooling FWA HWBB	ving Area F	Realist menities ace(s) # 0 N	Car Storage)
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Exterior-Only Inspection Residential Appraisal Report 57391 File # 35357960

There are 1 comparable	e properties cu	urrently	offered	for sale	in 1	the cubiect	neighborbo		n nrice	from \$	020 000	,,	to \$	000	900	
															3,800	
	e sales in the		neignb									0			,060,00	
FEATURE	SUBJECT					LE SALE # 1				LE SALE :	# 2				E SALE #	ŧ 3
Address 23045 Hopper Ro	Ł		880 L	ester A	ve			880 Sueirr	o St			2123	8 Roy	al Ave		
Hayward, CA 945	541		Hayw	ard, CA	4 94	541		Hayward, (CA 94	541		Наум	ard, C	CA 948	541	
Proximity to Subject			0.40 r	miles V	V			0.47 miles	NW			0.63	miles	NW		
Sale Price	\$					\$ 8	880,000			\$	885,000				\$	975,000
Sale Price/Gross Liv. Area	\$	sq.ft.	\$ 5	529.48	sq.ft.		•	\$ 474.7	9 sq.ft.				382.20	sq.ft.		
Data Source(s)			_			211;DOM 4	47	BayMLS#4			M 13				64;DOI	M 53
Verification Source(s)						0k/D#LstA		TaxRec/O							m/D#88	
VALUE ADJUSTMENTS	DESCRIPTI	ION		SCRIPTIO		+(-) \$ Adi		DESCRIPT			Adjustment		SCRIPTI			Adjustment
	DESCRIPTION OF THE PROPERTY OF	JOIN			IV	Τ (-) Ψ Λα	justinont		ION	Τ(-) ψ	Aujustiliolit	_		ON	Τ (-) Ψ	Aujustiliolit
Sales or Financing			ArmLi					ArmLth				ArmL				
Concessions			Conv;					Conv;0				Conv	•			
Date of Sale/Time			s04/2	4;c04/2	24			s04/24;c03	3/24			s08/2	3;c07	/23		
Location	N;Res;		N;Res	s;				N;Res;				N;Re	s;			
Leasehold/Fee Simple	Fee Simple	ا د	Fee S	Simple				Fee Simple	е			Fee S	Simple	,		
Site	5580 sf		5000	sf			0	6030 sf			0	9295				-18,575
View	N;Res;		N;Res					N;Res;				N;Re				,
Design (Style)	DT2;Trad		DT1;1				0	DT1;Trad			0	DT1;				0
Quality of Construction	Q4		Q4	iiuu				Q4				Q4	iiuu			
Actual Age	73		74					74				66				0
-							0									0
Condition	C3		C3	n.				C3	D			C3	D.1	ъ.,		
Above Grade	Total Bdrms.	Baths			Baths	-	+10,000				+10,000			Baths		
Room Count	8 4	3.0	7	4	2.0		0		2.0		+10,000	11	4	3.0		0
Gross Living Area	2,179) sq.ft.		1,662	sq.ft.	-	+64,625	1,864	4 sq.ft.		+39,375		2,551	sq.ft.		-46,500
Basement & Finished	0sf		0sf					0sf				0sf				
Rooms Below Grade																
Functional Utility	Average		Avera	nde				Average				Avera	age			
Heating/Cooling	FAU		FAU	igo				FAU				FAU	ago			
Energy Efficient Items																
	None		None				. 00 000	None			. 00 000	None	!			.00.000
Garage/Carport	2ga2dw		2dw			-	+20,000				+20,000					+20,000
Porch/Patio/Deck	Porch/Patio	2	Porch	n/Patio				Porch/Pati	0			Porch	n/Patio)		
Net Adjustment (Total)			X	+] -	\$	94,625	X +	-	\$	79,375		+	X -	\$	-45,075
						Φ						-				
			l Net Adi.	. 10	า 8 %	φ	0 1,020		9 N %			Net Ad				
Adjusted Sale Price			Net Adj.).8 %) .8 %			Net Adj.	9.0 %		06/ 375	Net Ad		4.6 %		020 025
Adjusted Sale Price of Comparables	he cale or trans		Gross A	\dj. 1(0.8 %	\$ 9	974,625	Net Adj. Gross Adj.	9.0 %		964,375					929,925
Adjusted Sale Price	he sale or trans		Gross A	\dj. 1(0.8 %	\$ 9	974,625	Net Adj. Gross Adj.	9.0 %		964,375			4.6 %		929,925
Adjusted Sale Price of Comparables	he sale or trans		Gross A	\dj. 1(0.8 %	\$ 9	974,625	Net Adj. Gross Adj.	9.0 %		964,375			4.6 %		929,925
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ADDENDUM CLARIFYING SCOPE OF WORK AND INTENDED USER:	
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THE APPRAISER IS NOT A HOME INSPECTOR AND THE APPRAISAL REPORT	IN NOT A HOME INSPECTION. THE APPRAISER PERFORMED ONLY A
VISUAL INSPECTION OF ACCESSIBLE AREAS AND THIS APPRAISAL CANNOT	
PROPERTY	
THE TESTING OF SYSTEMS(STRUCTURAL, ELECTRICAL, MECHANICAL, HEA	TING, COOLING, PLUMBING) AND COMPONENTS (SUCH AS APPLIANCES,
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DURING THIS INSPECTION.	
INTENDED USER: THE INTENDED USER OF THIS REPORT IS THE CLIENT NA	MED IN THIS REPORT AND ITS ULTIMATE FUNDING SOURCE. IN
ACCORDANCE WITH THE APPRAISAL STANDARD BOARD'S INTERPRETATIO	·
BY ANYONE OTHER THAN THE NAMED CLIENT AND ITS ULTIMATE FUNDING	SOURCE IS NOT INTENDED BY THE APPRAISER.
USE: READING THE APPRAISAL REPORT OR POSSESSING THE REPORT DO	S NOT CONSTITUTE USE. RELYING ON THE APPRAISAL REPORT TO
UNDERSTAND HOW THE APPRAISER DEVELOPED THE OPINION OF VALUE	
REPORT TO MAKE A DECISION OR TO TAKE AN ACTION.	
THIS REPORT IS NOT INTENDED FOR USE BY THE BORROWER FOR THE PU	JRPOSE OF IDENTIFYING ANY ADVERSE CONDITIONS IN THE SUBJECT'S
SYSTEMS AND COMPONENTS WHICH MIGHT BE REVEALED BY ANY INSPEC	
APPRAISAL DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY IS FRE	E OF UNDETECTED PROBLEMS, POSSIBLE DEFECTS OR
ENVIRONMENTAL HAZARDS THAT COULD EXIST.	
Comparables were adjusted for GLA differences at the rate of \$125 per	sf for differences of more than 100 sf, Bathrooms at the rate of \$5,000
per half bathroom, Bedrooms at the rate of \$10,000 per bedroom and si	
garage spaces at the rate of \$10,000 per space, all based on paired sal by multiple individuals and clear photo was unobtainable at time of drive	
by multiple mulviquals and olear photo was unobtainable at time of anything	-by, all comps driven on 5/05/2027
	(not required by Fannie Mae)
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting	
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Freddie Mac Form 2055 March 2005

57391 File # 35357960

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 57391 File # 35357960

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.

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- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

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

APPRAISER Signature Approximation of the state of the st	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Kathryn Mahan	Name
Company Name Mahan Appraisals	Company Name
Company Address 2308 Roundhill Drive	Company Address
Alamo, CA 94507	
Telephone Number (925) 683-9389	Telephone Number
Email Address <u>katiemahanappraiser@gmail.com</u>	Email Address
Date of Signature and Report 05/04/2024	Date of Signature
Effective Date of Appraisal 05/03/2024	State Certification #
State Certification # AR030747	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 05/08/2025	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED 23045 Hopper Rd Hayward, CA 94541	 □ Did not inspect exterior of subject property □ Did inspect exterior of subject property from street □ Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 965,000	COMPARABLE SALES
LENDER/CLIENT	CUMPARABLE SALES
Name Clear Capital	☐ Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc	Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach Blvd, Suite 100,	Date of Inspection
Redondo Beach, CA 90278	
Fmail Address	

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Exterior-Only Inspection Residential Appraisal Report 57391 Significant Signif

FEATURE	SUBJECT	COMPARABI	LE SALE # 4	COMPAR	RABLE SALE # 5	COMPARABLE SALE # 6			
Address 23045 Hopper Ro	d	26147 Danforth I	Ln	21132 Garder	n Ave				
Hayward, CA 945		Hayward, CA 94	545	Hayward, CA					
Proximity to Subject		1.48 miles S		0.72 miles NV					
Sale Price	\$		\$ 895,000		\$ 1,050,000	\$			
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 528.65 sq.ft.	,	\$ 445.86 S	.,,	\$ sq.ft.			
Data Source(s)	ψ oq.it.	BayMLS#410400	•		45837;DOM 73	54.11.			
Verification Source(s)		_		_					
· · · · · · · · · · · · · · · · · · ·	DECODIDATION	TaxRec/Orig\$89		TaxRec/Orig\$		DECODIDATION . /) & Aditionton			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustme			
Sales or Financing		ArmLth		Listing					
Concessions		Conv;0							
Date of Sale/Time		s11/23;c09/23		c04/24					
Location	N;Res;	N;Res;		N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple					
Site	5580 sf	5130 sf	0	13824 sf	-41,220				
View	N;Res;	N;Res;		N;Res;	,				
Design (Style)	DT2;Trad	DT2;Trad		DT2;Trad					
Quality of Construction	Q4	Q4		Q4					
4									
Actual Age	73	63	 	86	0				
Condition	C3	C4	+20,000						
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			ths +10,000				
Room Count	8 4 3.0	7 5 3.0	-10,000		.0 +10,000				
Gross Living Area	2,179 sq.ft.	1,693 sq.ft.	+60,750	2,355 \$	q.ft22,000	sq.ft.			
Basement & Finished	0sf	0sf		0sf					
Rooms Below Grade									
Functional Utility	Average	Average		Average					
Heating/Cooling	FAU	• • • • • • • • • • • • • • • • • • • •		FAU					
		FAU							
Energy Efficient Items	None	None		None					
Garage/Carport	2ga2dw	2gbi2dw	0	2gd2dw	0				
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio					
Net Adjustment (Total)		X +	\$ 70,750	_ + X	- \$ -43,220	+ - \$			
Adjusted Sale Price		Net Adj. 7.9 %			1 %	Net Adj. %			
of Comparables		Gross Adj. 10.1 %			9 % \$ 1,006,780	'			
Report the results of the research a	and analysis of the prior								
•									
ITEM	51	JBJECT	COMPARABLE SA	LE # 4	COMPARABLE SALE # 5	5 COMPARABLE SALE # 6			
Date of Prior Sale/Transfer									
Price of Prior Sale/Transfer									
Data Source(s)	Realist		Realist	Re	ealist				
Effective Date of Data Source(s)	05/03/2024		05/03/2024	05	/03/2024				
Effective Date of Data Source(s) Analysis of prior sale or transfer hi	story of the subject pro	perty and comparable s	sales						
5									
Analysis/Comments									
									
4									
]									
5									

Subject Photo Page

Borrower	Redwood Holdings LLC					
Property Address	23045 Hopper Rd					
City	Hayward	County Ala	ameda State	CA	Zip Code	94541
Lender/Client	Wedgewood Inc					



Subject Front

23045 Hopper Rd

Sales Price

Gross Living Area 2,179 Total Rooms 8 Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; View N;Res; 5580 sf Site Quality Q4 73 Age

Subject Rear



Subject Street

Comparable Photo Page

Borrower	Redwood Holdings LLC							
Property Address	23045 Hopper Rd							
City	Hayward	County	Alameda	State	CA	Zip Code	94541	
Lender/Client	Wedgewood Inc							



Comparable 1

880 Lester Ave

0.40 miles W Prox. to Subject Sale Price 880,000 Gross Living Area 1,662 Total Rooms Total Bedrooms 4 Total Bathrooms 2.0 Location N;Res; N;Res; View Site 5000 sf Quality Q4 74 Age



Comparable 2

880 Sueirro St

Prox. to Subject 0.47 miles NW Sale Price 885,000 Gross Living Area 1,864 Total Rooms 7 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View N;Res; 6030 sf Site Quality Q4 Age 74



Comparable 3

21238 Royal Ave

0.63 miles NW Prox. to Subject Sale Price 975,000 Gross Living Area 2,551 Total Rooms 11 Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; N;Res; View Site 9295 sf Quality Q4 Age 66

Comparable Photo Page

Borrower	Redwood Holdings LLC							
Property Address	23045 Hopper Rd							
City	Hayward	County	Alameda	State	CA	Zip Code	94541	
Lender/Client	Wedgewood Inc							



Comparable 4

26147 Danforth Ln

1.48 miles S Prox. to Subject Sale Price 895,000 Gross Living Area 1,693 Total Rooms 7 Total Bedrooms 5 Total Bathrooms 3.0 Location N;Res; N;Res; View Site 5130 sf Quality Q4 63 Age



Comparable 5

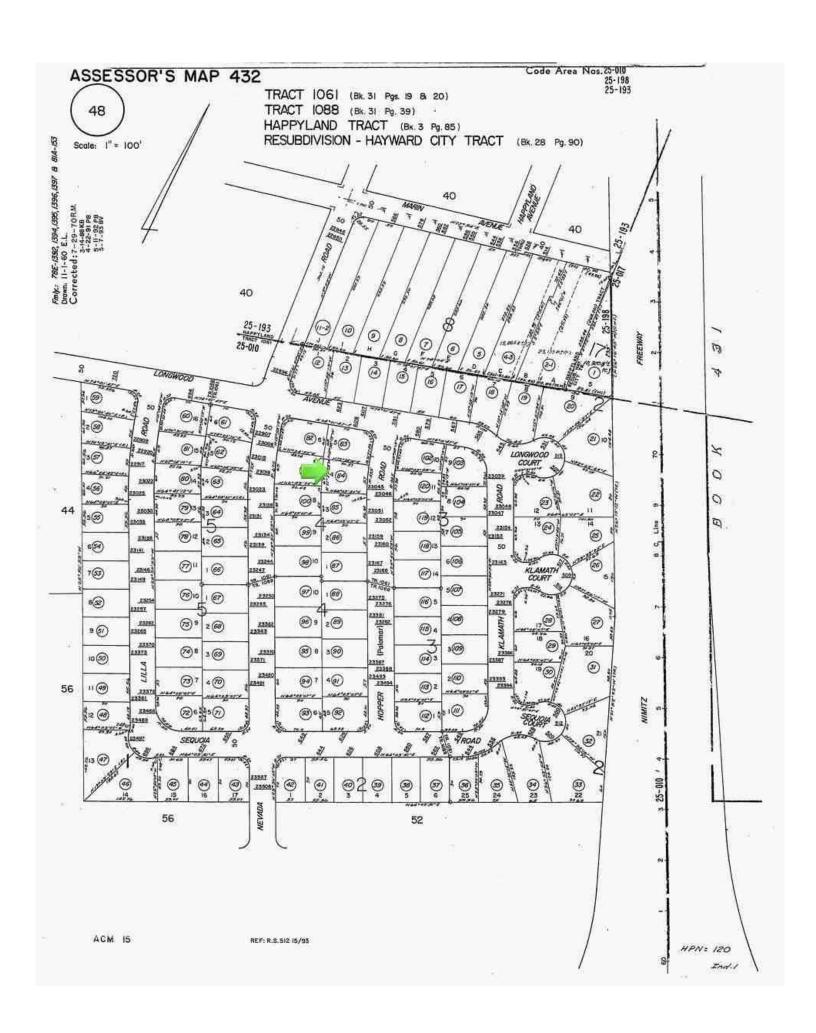
21132 Garden Ave

Prox. to Subject 0.72 miles NW Sale Price 1,050,000 Gross Living Area 2,355 Total Rooms 7 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View N;Res; 13824 sf Site Quality Q4 Age

Comparable 6

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

PLAT MAP



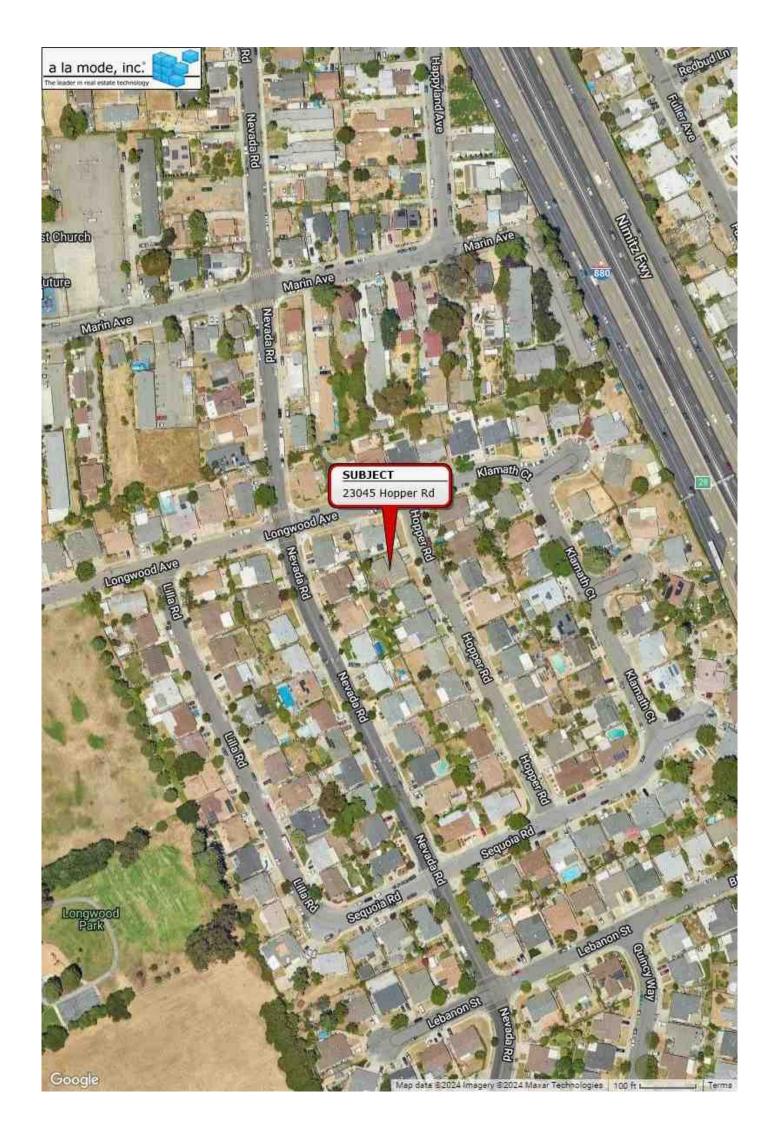
Market Conditions Addendum to the Appraisal Report

57391 35357960

The purpose of this addendum is to provide the lender/c										
neighborhood. This is a required addendum for all appra Property Address 23045 Hopper Rd	isai reports with an enectiv		tter April 1, 2 Hayward		St	ate CA		ZIP Code 94	541	
Borrower Redwood Holdings LLC		Oity	. iaywaiu			OA			J - T I	
Instructions: The appraiser must use the information rechousing trends and overall market conditions as reported it is available and reliable and must provide analysis as i explanation. It is recognized that not all data sources will in the analysis. If data sources provide the required infor	d in the Neighborhood secti ndicated below. If any requi I be able to provide data for mation as an average instea	on of the appr ired data is un the shaded a ad of the medi	raisal report f available or i reas below; i ian, the appr	form. The appraiser must fill is considered unreliable, the if it is available, however, the aiser should report the availa	in all appra appra ble fig	the informa iser must p aiser must i gure and ide	tion to rovide nclud entify	o the extent e an e the data it as an		
average. Sales and listings must be properties that comp subject property. The appraiser must explain any anoma					ea by	a prospec	ive bi	lyer of the		
Inventory Analysis	Prior 7–12 Months	Prior 4–6		Current – 3 Months	$\overline{}$			Overall Trend		
Total # of Comparable Sales (Settled)	6	11101 4-0		4	+	Increasing		Stable		Declining
Absorption Rate (Total Sales/Months)	1.00	0		1.33	╁	Increasing		Stable	峝	Declining
Total # of Comparable Active Listings	0	1		1		Declining	_	Stable		Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0	0		0.8		Declining	N	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	925,000	0		882,500	4	Increasing		Stable	닏	Declining
Median Comparable Sales Days on Market Median Comparable List Price	13	0		13	╬	Declining		Stable Stable	\vdash	Increasing
Median Comparable List Price Median Comparable Listings Days on Market	920,000 21	1,050 73		904,400 13	╁	Increasing Declining		Stable Stable	╬	Declining Increasing
Median Sale Price as % of List Price	105	0		108	╁	Increasing		Stable	╁	Declining
Seller-(developer, builder, etc.)paid financial assistance p		□ No	<u>'</u>	100	╁	Declining		Stable	怈	Increasing
Explain in detail the seller concessions trends for the pas			creased fron	n 3% to 5%, increasing use o	f buy	, ,		_		
fees, options, etc.). Occassional credits fo	•								are	
occasions when larger than typical credits										
Are foreclosure sales (REO sales) a factor in the market		o If yes, ex	xplain (includ	ding the trends in listings and	sales	of foreclo	ed pr	operties).		
Less than 5% reported, no negative impac	t on marketability									
Cite data sources for above information. Histor	ical MLS Analysis.									
One data obdition for above information. 1115tOI	icai ivilo Arialysis.									
Summarize the above information as support for your co	onclusions in the Neighborh	ood section o	f the apprais	al report form. If you used ar	ny add	ditional info	matic	on, such as		
Summarize the above information as support for your co										
	wn listings, to formulate you	ur conclusions	s, provide bo	th an explanation and suppor	t for	your conclu	sions		porta	tion
an analysis of pending sales and/or expired and withdraw	wn listings, to formulate you above 6%, but marke	ur conclusions eting times	s, provide bo remain u	th an explanation and suppo nder 45 days (mediar	t for y	our concluse to pro	sions cimit	y of trans		
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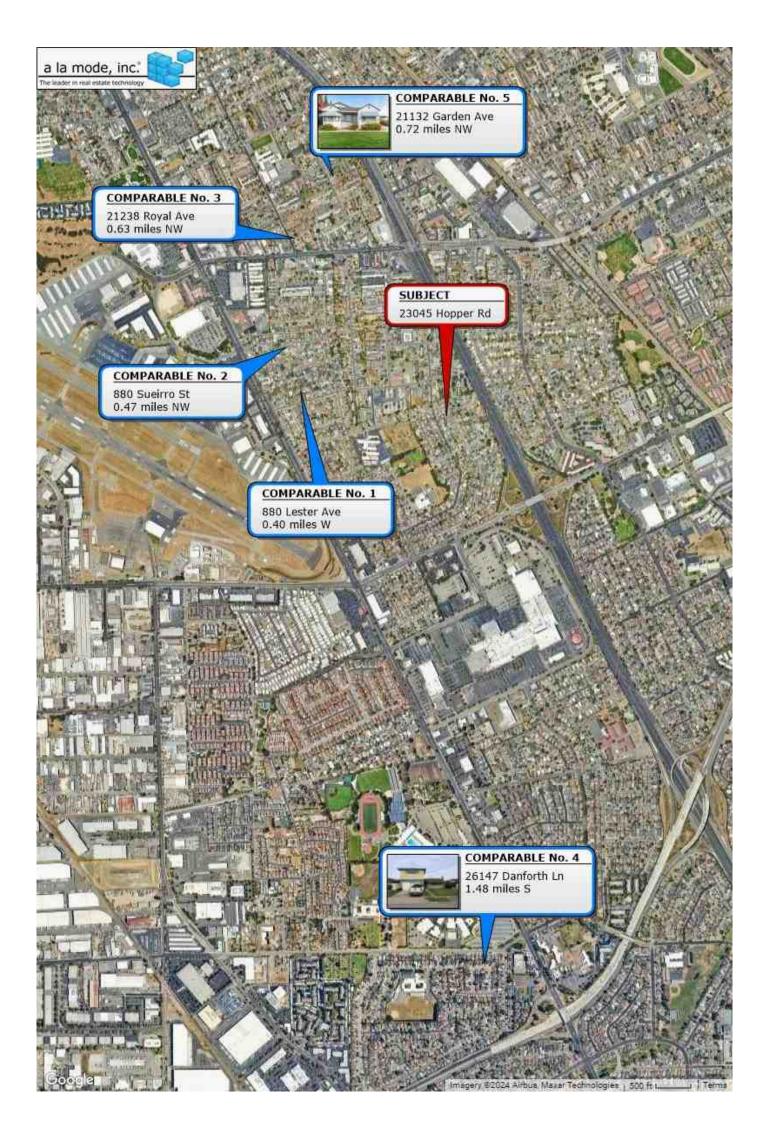
Location Map

Borrower	Redwood Holdings LLC								
Property Address	23045 Hopper Rd								
City	Hayward	Count	y Alameda	S	tate C	A	Zip Code	94541	
Lender/Client	Wedgewood Inc								



Location Map

Borrower	Redwood Holdings LLC							
Property Address	23045 Hopper Rd							
City	Hayward	Coun	y Alameda	State	CA	Zip Code	94541	
Lender/Client	Wedgewood Inc							



USPAP ADDENDUM

57391 File No. 35357960

Borrower	Redwood Holdings LLC			30001000
Property Address	23045 Hopper Rd	Operator as	Chata C.	7:n Oada 04=44
City Lender	Hayward Wedgewood Inc	County Alameda	State CA	Zip Code 94541
		Ulauring LICDAD reporting entires		
· ·	• •	ollowing USPAP reporting option:	ulo 2. 2(a)	
Apprais		This report was prepared in accordance with USPAP Standards R		
Restrict	ed Appraisal Report	This report was prepared in accordance with USPAP Standards R	ule 2-2(b).	
	Exposure Time			
IVIy opinion o	of a reasonable exposure time	for the subject property at the market value stated in this report is:	<45 Days	
Additional	Certifications			
I	to the best of my knowledge	and belief:		
X I have N	OT performed services, as ar	appraiser or in any other capacity, regarding the property that is the	subject of this report wi	thin the
three-ye	ar period immediately preced	ing acceptance of this assignment.		
	performed services, as an app	oraiser or in another capacity, regarding the property that is the subje	ct of this report within th	ne three-year
period in	nmediately preceding accepta	ance of this assignment. Those services are described in the comme	nts below.	
	ents of fact contained in this rep			
	d analyses, opinions, and concluniallyses, opinions, and conclusi	isions are limited only by the reported assumptions and limiting conditions	and are my personal, imp	partial, and unbiased
		ons. nt or prospective interest in the property that is the subject of this report an	nd no personal interest wit	th respect to the parties
involved.		and the second s		
I		hat is the subject of this report or the parties involved with this assignmen	t.	
	-	contingent upon developing or reporting predetermined results. Innent is not contingent upon the development or reporting of a predetermin	ned value or direction in v	alue that favore the cause of
		e attainment of a stipulated result, or the occurrence of a subsequent event		
		re developed, and this report has been prepared, in conformity with the Un		
	at the time this report was prepared			
		personal inspection of the property that is the subject of this report.	a contification (if there are a	washing the name of each
I		I significant real property appraisal assistance to the person(s) signing this opraisal assistance is stated elsewhere in this report).	ceruncation (ii there are e.	exceptions, the name of each
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Additional (Comments			
Exterior on	ly inspection completed a	is part of this analysis		
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Signature:	Jum	Signature:		
Name: Kath		Name:		
Date Signed:		Date Signed:		
or State License	#: <u>ARU3U/4/</u> #:	State Certification #: or State License #:		
State: CA	<i></i>	State:		
Expiration Date of		/08/2025 Expiration Date of Certification		
Effective Date of	Appraisal: <u>05/03/2024</u>	Supervisory Appraiser Inspec		Interior and Education
		Did Not Exterio	or-only from Street	Interior and Exterior

57391 File No. 35357960

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^2

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:

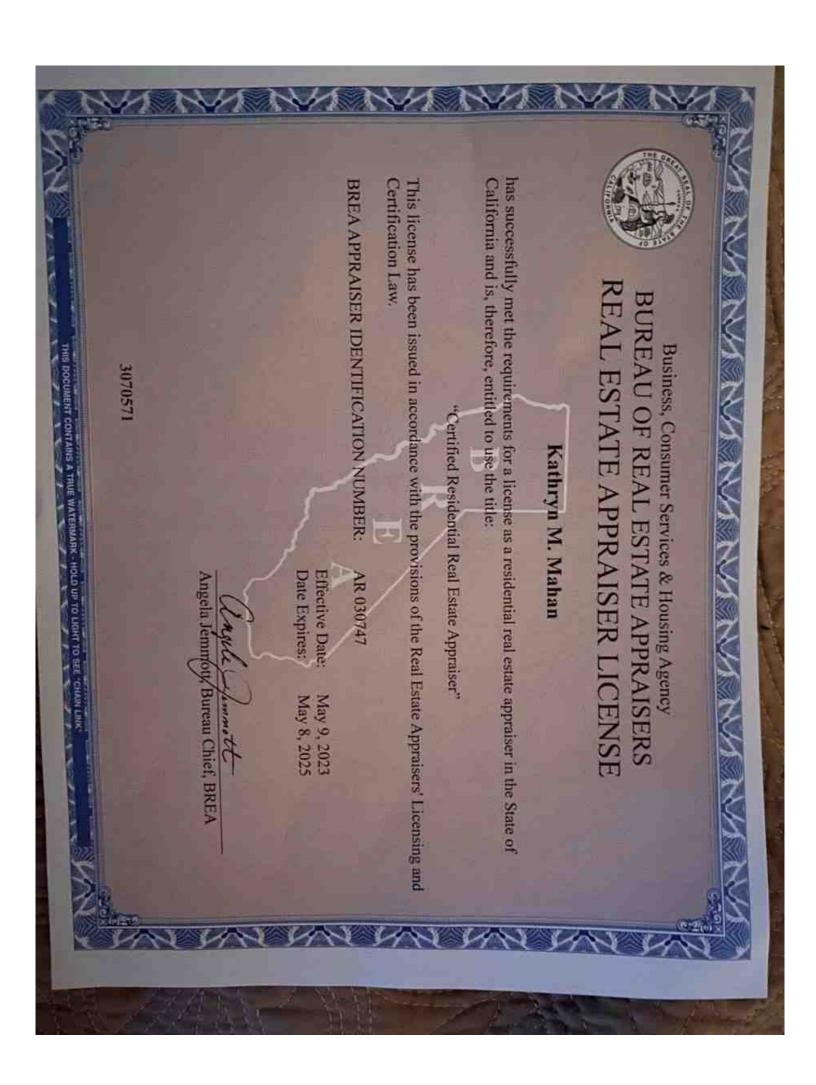
3.2 indicates three full baths and two half baths.

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	Sale or Financing Concessions
Comm	Commercial Influence Conventional	Location Sale or Financing Concessions
СОПУ	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e Fatata	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions Garage/Carport
g ga	Garage 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
Woods Wtr	Woods View	View View
WtrFr	Water View Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
ī		

License







Previous Policy Number

Aspen American Insurance Company

LIA Administrators & Insurance Services

APPRAISAL AND VALUATION PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

Date Issued

LIA-001 (12/14)

ASPEN AMERICAN INSURANCE COMPANY

(A stock insurance company herein called the "Company") 499 Washington Blvd, 8th Floor Jersey City, NJ 07310

Policy Number

03/07/2024	AAI005705-09	AAI005705-08
CLAIMS THAT ARE FIRST M ED TO THE COMPANY IN WE OF THIS POLICY, OR DURING	ADE AGAINST THE INSURED DURIN RITING NO LATER THAN SIXTY (60) D THE EXTENDED REPORTING PER	S LIMITED TO LIABILITY FOR ONLY THOSE IG THE POLICY PERIOD AND THEN REPORT- DAYS AFTER EXPIRATION OR TERMINATION IOD, IF APPLICABLE, FOR A WRONGFUL DEFORE THE END OF THE POLICY
PERIOD. PLEASE READ THE	POLICY CAREFULLY.	

1. Customer ID: 155431 Named Insured: MAHAN APPRAISALS Kathryn Mahan 2308 Roundhill Drive Alamo, CA 94507 2. Policy Period: From: 03/26/2024 To: 03/26/2025 12:01 A.M. Standard Time at the address stated in 1 above 3. Deductible: \$1,000 Each Claim 4. Retroactive Date: 03/26/2004 5. Inception Date: 03/26/2016 6. Limits of Liability: A. \$1,000,000 B. \$1,000,000 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 \$1,741.00 8. Annual Premium: 9. Forms attached at issue: LIA002 (12/14) LIA CA (11/14) LIA012 (12/14) LIA020 (10/14) This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the company. 03/07/2024 Date Authorized Signature