

Borrower	Redwood Holdings LLC	File No.	280DUPERU.CC
Property Address	280 Duperu Dr		
City	Crockett	County	Contra Costa
		State	CA
		Zip Code	94525
Lender/Client	Wedgewood Inc		

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# Exterior-Only Inspection Residential Appraisal Report

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

**SUBJECT**

Property Address	280 Duperu Dr	City	Crockett	State	CA	Zip Code	94525
Borrower	Redwood Holdings LLC	Owner of Public Record	Fany,Masoud & Rachel	County	Contra Costa		
Legal Description	T05000 L0019 B						
Assessor's Parcel #	354-331-018-3	Tax Year	2023	R.E. Taxes \$	7,175		
Neighborhood Name	Vista Carquinez	Map Reference	TB550-E5	Census Tract	3570.00		
Occupant	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input checked="" type="checkbox"/> PUD	HOA \$	50	<input type="checkbox"/> per year <input checked="" type="checkbox"/> per month
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Market value						
Lender/Client	Wedgewood Inc	Address	2015 Manhattan Beach Blvd. Suite 100, Redondo Beach, CA 90278				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). DOM 115;ParcelQuest. Expired listing #41046923, listing price \$995,000. listed date 01/06/2024. off market on 04/30/2024.							

**CONTRACT**

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

Contract Price \$	Date of Contract	Is the property seller the owner of public record?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)	Parcel Quest
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
If Yes, report the total dollar amount and describe the items to be paid. \$0;;					

**NEIGHBORHOOD**

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

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	94 %	
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	3 %	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	180	Low 24	Multi-Family	1 %	
Neighborhood Boundaries	Freeway-80 to the west, Carquinez Strait to the north, Carquinez Scenic Road to the east, Cummings Skyway to the south.			975	High 124	Commercial	2 %	
Neighborhood Description	Located in Vista Carquinez, small town of Crockett. A community of mostly average quality traditional, contemporary, ranch and split level style homes. Average distance to all city services, shopping and employment. Carquinez Strait Regional Shoreline Park is within .5 mile away. Community center, pool and tennis court are located on Pomona Street. .5 mile from main district.			737	Pred. 50	Other	0 %	
Market Conditions (including support for the above conclusions)	The demand and supply are in balance and reasonable marketing time for most of the listings. CMA for this defined area shown +5.06% appreciation the last 12 months. (equal to +0.42%/month).							

**SITE**

Dimensions	118.18' x 120' x 31.09' x 131.05'	Area	8400 sf	Shape	Rectangular	View	N;bridge;	
Specific Zoning Classification	P1	Zoning Description	Residential Single Family					
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)							
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe The current use is physically possible, legally permissible, financially feasible and is the most productive use of the site.								
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type		Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street Macadam		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None		<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	06013C0062G		FEMA Map Date	09/30/2015
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe								
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe								
No adverse easements, site conditions or encroachments is noted. Subject's parcel is an interior site. No external obsolescence is noted.								
View of the Carquinez Bridge from the rear deck.								

**IMPROVEMENTS**

Source(s) Used for Physical Characteristics of Property <input type="checkbox"/> Appraisal Files <input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner <input type="checkbox"/> Other (describe)									
Data Source for Gross Living Area				Parcel Quest,MLS					
General Description		General Description		Heating/Cooling		Amenities		Car Storage	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input 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) #	2	<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	deck	Driveway Surface concrete			
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls	Stucco	Fuel	gas		<input checked="" type="checkbox"/> Porch front	<input checked="" type="checkbox"/> Garage	# of Cars 2	
Design (Style)	Contemporary	Roof Surface	Comp. Shingle	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool	none		<input type="checkbox"/> Carport	# of Cars 0
Year Built	1981	Gutters & Downspouts	Galvanized	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence	wood	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached	
Effective Age (Yrs)	23	Window Type	Dual pane	<input checked="" type="checkbox"/> Other	none		<input type="checkbox"/> Other	none	
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)									
Finished area above grade contains:		10 Rooms	4 Bedrooms	3.0 Bath(s)	2,476	Square Feet of Gross Living Area Above Grade			
Additional features (special energy efficient items, etc.) None noted.									
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;This appraisal assignment was based on an exterior-only inspection of the subject property. Information and data describing the interior of the subject property is based on an extraordinary assumption that the information is true and reserves the right to revise the report if more relevant information is ever provided. Subject's GLA information is based on MLS and tax record.									
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
If Yes, describe.									
Physical deficiencies or adverse conditions that affect the livability, soundness or structural integrity of the property is noted.									
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.									
Subject property is an average quality two stories contemporary style home and well conforms to the neighborhood in style, condition and use.									
Subject property appears to be in good condition.									

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There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 180,000 to \$ 1,095,000		There are 24 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 325,000 to \$ 975,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	280 Duperu Dr Crockett, CA 94525	247 Duperu Dr Crockett, CA 94525	196 Duperu Dr Crockett, CA 94525	615 Heald Ct Crockett, CA 94525	
Proximity to Subject		0.07 miles SW	0.14 miles W	0.30 miles N	
Sale Price	\$	\$ 805,000	\$ 880,000	\$ 740,000	
Sale Price/Gross Liv. Area	\$ 651.83 sq.ft.	\$ 437.98 sq.ft.	\$ 595.00 sq.ft.	\$ 318.69 sq.ft.	
Data Source(s)		MLS #41049092;DOM 13	MLS #41042489;DOM 3	MLS #41035346;DOM 95	
Verification Source(s)		ParcelQuest/DOC #031328	ParcelQuest/DOC #119280	ParcelQuest/DOC #130923	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Cash;0	0
Date of Sale/Time		s04/24;c02/24	+13,500	s11/23;c10/23	+29,600
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee simple		Fee simple	
Site	8400 sf	8520 sf	0	8400 sf	-10,000
View	N;bridge;	N;bridge;		B;bridge;	-35,000
Design (Style)	DT2;Contempor	DT1;Contempor	0	DT1;Contempor	0
Quality of Construction	Q3	Q3		Q3	
Actual Age	43	42	0	40	0
Condition	C3	C2	-25,000	C2	-25,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	+15,000	Total Bdrms. Baths	+15,000
Room Count	10 4 3.0	9 3 2.0	0	9 3 2.0	0
Gross Living Area	2,476 sq.ft.	1,838 sq.ft.	+95,700	1,479 sq.ft.	+149,550
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	average	average		average	
Heating/Cooling	fau/none	fau/central a/c	-5,000	fau/central a/c	-5,000
Energy Efficient Items	none	leased solar	0	none	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw	
Porch/Patio/Deck	deck	deck,paver,spa	-25,000	patio	0
Kitchen	average kitchen	remodel.kitchen	-50,000	remodel.kitchen	-50,000
Baths	average baths	remodel.baths	-30,000	remodel.baths	-30,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,800		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 49,150	
Adjusted Sale Price of Comparables		Net Adj. 1.3 % Gross Adj. 32.2 % \$ 794,200		Net Adj. 5.6 % Gross Adj. 38.5 % \$ 929,150	

SALES COMPARISON APPROACH

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

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

Data Source(s) MLS, ParcelQuest.

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) MLS, ParcelQuest.

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	ParcelQuest	ParcelQuest	ParcelQuest	ParcelQuest
Effective Date of Data Source(s)	06/01/2024	06/01/2024	06/01/2024	06/01/2024

Analysis of prior sale or transfer history of the subject property and comparable sales Subject property has no prior sale the last 36 months nor is under contract currently. Comparables sales used have no prior sale the last 12 months.

Summary of Sales Comparison Approach SEARCH PARAMETERS: The appraiser comparable search are within the same general neighborhood, very good quality single family, within 1.5 mile proximity, and sold or listed the last 12 months. These are the best comps found best matched this criteria. Subject property has good compatibility and marketability to the neighborhood. COMP 1 is adjusted for superior condition flooring, one less bath, smaller GLA, a/c, spa & paver, remodeled kitchen and baths. COMP 2 is adjusted for superior view of entire bridge, superior condition flooring, one less bath, smaller GLA, a/c, remodeled kitchen and baths. COMP 3 is adjusted for larger site, inferior view, half more bath, smaller GLA and a/c. No age adjustment is made because it is effective similar to subject property.

Indicated Value by Sales Comparison Approach \$ 800,000

Indicated Value by: Sales Comparison Approach \$ 800,000 Cost Approach (if developed) \$ 800,256 Income Approach (if developed) \$

The most weight to given to sales comparison approach as it best reflects the mostly owner occupied single family residence. That approach is given the most weight in the reconciliation. The Cost Approach is not required by the lender. The Income Approach is not applicable to mostly owners occupied property.

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: Exterior Drive By Appraisal.

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 \$ 800,000 , as of 06/01/2024 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

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ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

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

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The land value was obtained through the abstraction method. The land to value ratio is exceeds 30% and is typical for the area. The age life method is based on a life expectancy of 75 years for single family property. Estimated remaining economic life is 52 years. The reproduction cost was derived from the Marshall and Swift Cost Handbook.

ESTIMATED <input checked="" type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	=\$	390,000
Source of cost data <b>Marshall and Swift Cost Handbook</b>	DWELLING 2,476 Sq.Ft. @ \$ 220.00 .....	=\$	544,720
Quality rating from cost service <b>Average</b> Effective date of cost data <b>10/2016</b>	0 Sq.Ft. @ \$ .....	=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	deck, fireplaces .....	=\$	20,000
Land value over 30% is typical for the neighborhood.	Garage/Carport 420 Sq.Ft. @ \$ 30.00 .....	=\$	12,600
	Total Estimate of Cost-New .....	=\$	577,320
	Less Physical Functional External		
	Depreciation 177,064 .....	= \$(	177,064)
	Depreciated Cost of Improvements .....	=\$	400,256
	"As-is" Value of Site Improvements .....	=\$	10,000
Estimated Remaining Economic Life (HUD and VA only) <b>52 Years</b>	<b>INDICATED VALUE BY COST APPROACH</b> .....	=\$	800,256

### 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)

### PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

Total number of phases Total number of units Total number of units sold

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

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

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

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

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

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

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

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

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

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

# Exterior-Only Inspection Residential Appraisal Report

280DUPERU.CC  
File # 280DUPERU.CC

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.

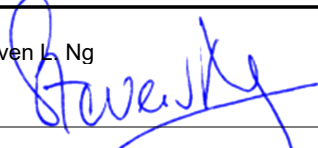
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one 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 Steven L. Ng  
Signature   
Name Steven Ng  
Company Name Steven Ng Real Estate Appraisal Service  
Company Address 11041 Overmoor Street  
Oakland, CA 94605  
Telephone Number 510-567-8889  
Email Address appraiserng328@hotmail.com  
Date of Signature and Report 06/03/2024  
Effective Date of Appraisal 06/01/2024  
State Certification # AR005721  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State CA  
Expiration Date of Certification or License 09/29/2025

ADDRESS OF PROPERTY APPRAISED  
280 Duperu Dr  
Crockett, CA 94525  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 800,000

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

SUPERVISORY APPRAISER (ONLY IF REQUIRED)  
Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_  
Date of Signature \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or State License # \_\_\_\_\_  
State \_\_\_\_\_  
Expiration Date of Certification or License \_\_\_\_\_

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

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

# Exterior-Only Inspection Residential Appraisal Report

280DUPERU.CC  
File # 280DUPERU.CC

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	280 Duperu Dr Crockett, CA 94525	160 Duperu Dr Crockett, CA 94525			179 Duperu Dr Crockett, CA 94525			140 Welle Rd Crockett, CA 94525		
Proximity to Subject		0.17 miles W			0.12 miles W			0.33 miles SE		
Sale Price	\$	\$ 950,000			\$ 900,000			\$ 899,000		
Sale Price/Gross Liv. Area	\$ 651.83 sq.ft.	\$ 472.17 sq.ft.			\$ 413.60 sq.ft.			\$ 413.14 sq.ft.		
Data Source(s)		MLS #41032804;DOM 3			MLS #ML81963502;DOM 35			MLS #41050920;DOM 87		
Verification Source(s)		ParcelQuest/DOC #075271			ParcelQuest			ParcelQuest		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth			Listing			Listing		
Concessions		Conv;0			Conv;0			Conv;20000	-20,000	
Date of Sale/Time		s08/23;c07/23	+43,900		Active	0		c05/24	0	
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee simple			Fee simple			Fee simple		
Site	8400 sf	8400 sf			8400 sf			8400 sf		
View	N;bridge;	B;bridge;	-35,000		N;bridge;			A;hills;	+35,000	
Design (Style)	DT2;Contempor	DT2;Contempor			DT2;Contempor			DT1;Contempor	0	
Quality of Construction	Q3	Q3			Q3			Q3		
Actual Age	43	39	0		39	0		40	0	
Condition	C3	C2	-25,000		C2	-25,000		C2	-25,000	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	+7,500		Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	10 4 3.0	8 3 2.1	0		10 4 3.0			10 4 3.0		
Gross Living Area	2,476 sq.ft.	2,012 sq.ft.	+69,600		2,176 sq.ft.	+45,000		2,176 sq.ft.	+45,000	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	average	average			average			average		
Heating/Cooling	fau/none	fau/central a/c	-5,000		fau/none			fau/central a/c	-5,000	
Energy Efficient Items	none	solar panels	-40,000		none			leased solar	0	
Garage/Carport	2ga2dw	2ga2dw			2ga2dw			2ga2dw		
Porch/Patio/Deck	deck	paver,pergola	-30,000		deck			patio,swim spa	-15,000	
Kitchen	average kitchen	remodel.kitchen	-50,000		remodel.kitchen	-50,000		remodel.kitchen	-50,000	
Baths	average baths	average baths			remodel.baths	-30,000		remodel.baths	-30,000	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -64,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -60,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -65,000	
Adjusted Sale Price of Comparables		Net Adj. 6.7 %			Net Adj. 6.7 %			Net Adj. 7.2 %		
		Gross Adj. 32.2 %	\$ 886,000		Gross Adj. 16.7 %	\$ 840,000		Gross Adj. 25.0 %	\$ 834,000	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6						
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	ParcelQuest	ParcelQuest	ParcelQuest	ParcelQuest						
Effective Date of Data Source(s)	06/01/2024	06/01/2024	06/01/2024	06/01/2024						
Analysis of prior sale or transfer history of the subject property and comparable sales Subject property has no prior sale the last 36 months nor is under contract currently. Comparables sales used have no prior sale the last 12 months.										
Analysis/Comments COMP 4 is adjusted for superior view of entire bridge, superior condition flooring, half less bath, smaller GLA, a/c, owned solar panels and remodeled kitchen. COMP 5 is adjusted for superior condition flooring, smaller GLA, remodeled kitchen and baths. COMP 6 is adjusted for inferior view superior condition flooring, smaller GLA, a/c, remodeled kitchen and baths. Seller will credit up to \$20,000. for closing costs.										
Time adjustment is made to COMPS 1-4.										
No price adjustment is made to COMPS 5 and 6 because both are very recent.										
One less bedroom is already adjusted under smaller GLA for COMPS 1, 2 and 4.										
The gross adjustment of COMPS 1 and 2 exceeds 30% due to numerous adjustments.										
Very few recent sales in the area. COMPS 2 & 4 are over 6 months old sales but located on the same street. GLA is not bracketed but subject property is not over-size for the area. Already expanded the comparables search to up to 12 months. These are the best available sales.										
The adjustments made for lot size, view, bathroom, GLA, a/c, solar panels, paver are based on comparing homes sales in the area to determine market reaction. The construction material and labor costs are considered as well. These adjustments are in line with market reaction toward what the typical buyers would pay for the features.										
COMP 1 is the most recent sale. COMPS 1, 2 & 4 are closest in proximity on the same street and have similar view. COMP 1 is given the most weight and consideration. Other closed sales are given secondary consideration and weight. Least weight to COMP 3 because further away and different style of design.										



# Market Conditions Addendum to the Appraisal Report

280DUPERU.CC  
File No. 280DUPERU.CC

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 **280 Duperu Dr** City **Crockett** State **CA** ZIP Code **94525**

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)	18	3	3	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.00	1.00	1.00	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	0	0	9	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0	0	9.0	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" 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	702,500	750,000	730,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	13	31	30	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	699,950	744,000	707,450	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	9	12	9	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	100.36	100.80	103.19	<input checked="" type="checkbox"/> Increasing	<input 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.). **Due to improving economy and seller's market, seller concessions, buydowns or paying closing costs are not being offered at this time.**

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).

**NO REO/SHORT Sales is found in this area. Foreclosure sales is NOT a factor in this market. And that percentage has begin to decline and the value has begin to stabilize due to fewer inventory.**

Cite data sources for above information. **Multiple Listings Services, MLS and ParcelQuest.**

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 DOM is increasing due to weaker real estate market. CMA for the defined area shown +5.06% the last 12 months. (equal to +0.42%/month).**

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

**Project Name:**

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

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

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

Signature

Signature

Appraiser Name **Steven Ng**

Supervisory Appraiser Name

Company Name **Steven Ng Real Estate Appraisal Service**

Company Name

Company Address **11041 Overmoor Street, Oakland, CA 94605**

Company Address

State License/Certification # **AR005721** State **CA**

State License/Certification # State

Email Address **appraiserng328@hotmail.com**

Email Address

# Appraiser Independence Certification

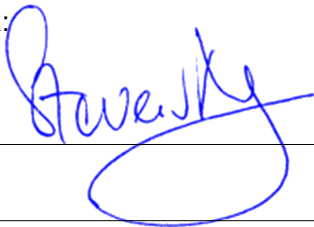
I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

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

I assert that no employee, director, officer, or agent of Clear Capital, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of Wedgewood Inc, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that Clear Capital has never participated in any of the following prohibited behavior in our business relationship:

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

APPRAISER: 

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Signature

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06/03/2024

---

Date

---

Steven Ng

---

Appraiser's Name

---

Certified Residential Appraiser

---

State Title or Designation

---

AR005721

---

State License or Certification #

---

09/29/2025

---

Expiration Date of License or Certification

---

CA

---

State

SUPERVISORY or CO-APPRAISER:

---

Signature

---

Date

---

Appraiser's Name

---

State Title or Designation

---

State License or Certification #

---

Expiration Date of License or Certification

---

State

280 Duperu Dr, Crockett, CA 94525

---

Address of Property Appraised

USPAP ADDENDUM

280DUPERU.CC  
File No. 280DUPERU.CC

Borrower	Redwood Holdings LLC		
Property Address	280 Duperu Dr		
City	Crockett	County	Contra Costa
		State	CA
		Zip Code	94525
Lender	Wedgewood Inc		

This report was prepared under the following USPAP reporting option:

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

Restricted Appraisal Report              This report was prepared in accordance with USPAP 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: under 90 days

**Additional Certifications**  
I certify that, to the best of my knowledge and belief:

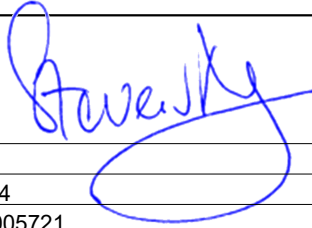
I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

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.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Additional Comments**  
N/A.

**APPRAISER:**

Signature: 

Name: Steven Ng

Date Signed: 06/03/2024

State Certification #: AR005721

or State License #: \_\_\_\_\_

State: CA

Expiration Date of Certification or License: 09/29/2025

Effective Date of Appraisal: 06/01/2024

**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

## 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 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.

#### 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.

#### 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.

#### 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.

#### 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.

### 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.

#### 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.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

## Quality Ratings and Definitions (continued)

### Q5

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

### Q6

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

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

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

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

### Updated

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

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

### Remodeled

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

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

## Explanation of Bathroom Count

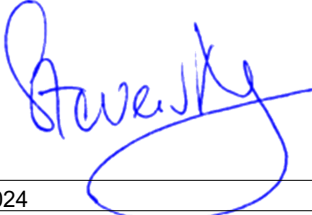
Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the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

Example:

3.2 indicates three full baths and two half baths.



**FIRREA / USPAP ADDENDUM**

Borrower	Redwood Holdings LLC	File No.	280DUPERU.CC
Property Address	280 Duperu Dr		
City	Crockett	County	Contra Costa
		State	CA
		Zip Code	94525
Lender/Client	Wedgewood Inc		
<b>Purpose</b>			
The purpose of this appraisal is to estimate the market value of the subject property as of the date of the inspection. Market value is defined in the FNMA 1004B(FHLMC Form 439) attached and a part of this appraisal.			
<b>Scope of Work</b>			
The subject property has been physical inspected by the appraiser for the purpose of the estimating market value subject to the limiting conditions in Form 439 and any additional limiting conditions as stated in the appraisal. The improvement have been measured and observed for overall condition, quality and utility. Recent sales of competitive properties have been researched using data sources that were available to the appraiser. The primary sources of market data are the Multiple Listings Services (for relevant areas covered by the services to this office), ParcelQuest and tax record.			
<b>Intended Use / Intended User</b>			
Intended Use:	This appraisal report is intended for the use by the lender/clients for servicing only and is not intended for any other use.		
Intended User(s):	Wedgewood Inc.		
<b>History of Property</b>			
Current listing information:	No current listing.		
Prior sale:	No prior sale last 3 years.		
<b>Exposure Time / Marketing Time</b>			
By analysis of the current market trends in the general area per information from MLS and real estate agents, the estimated marketing time for subject property is under 90 days.			
<b>Personal (non-realty) Transfers</b>			
No personal property is included in the valuation of subject property.			
<b>Additional Comments</b>			
N/A			
<b>Certification Supplement</b>			
1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.			
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.			
Appraiser: <u>Steven Ng</u> Signed Date: <u>06/03/2024</u> Certification or License #: <u>AR005721</u> Certification or License State: <u>CA</u> Expires: <u>09/29/2025</u> Effective Date of Appraisal: <u>06/01/2024</u>		Supervisory Appraiser: _____ Signed Date: _____ Certification or License #: _____ Certification or License State: _____ Expires: _____ Inspection of Subject: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior Only <input type="checkbox"/> Interior and Exterior	

**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 considers his 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. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

\*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 judgement.

## **STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION**

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following 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. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
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. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. 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 completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

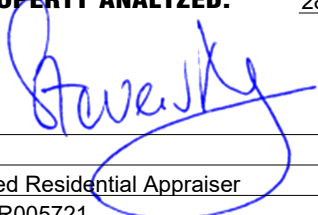


**CERTIFICATION:** The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, 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.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**ADDRESS OF PROPERTY ANALYZED:** 280 Duperu Dr, Crockett, CA 94525

**APPRAISER:**

Signature:   
Name: Steven Ng  
Title: Certified Residential Appraiser  
State Certification #: AR005721  
or State License #: \_\_\_\_\_  
State: CA Expiration Date of Certification or License: 09/29/2025  
Date Signed: 06/03/2024

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
 Did  Did Not Inspect Property

# Plat Map

Borrower	Redwood Holdings LLC		
Property Address	280 Duperu Dr		
City	Crockett	County Contra Costa	State CA Zip Code 94525
Lender/Client	Wedgewood Inc		



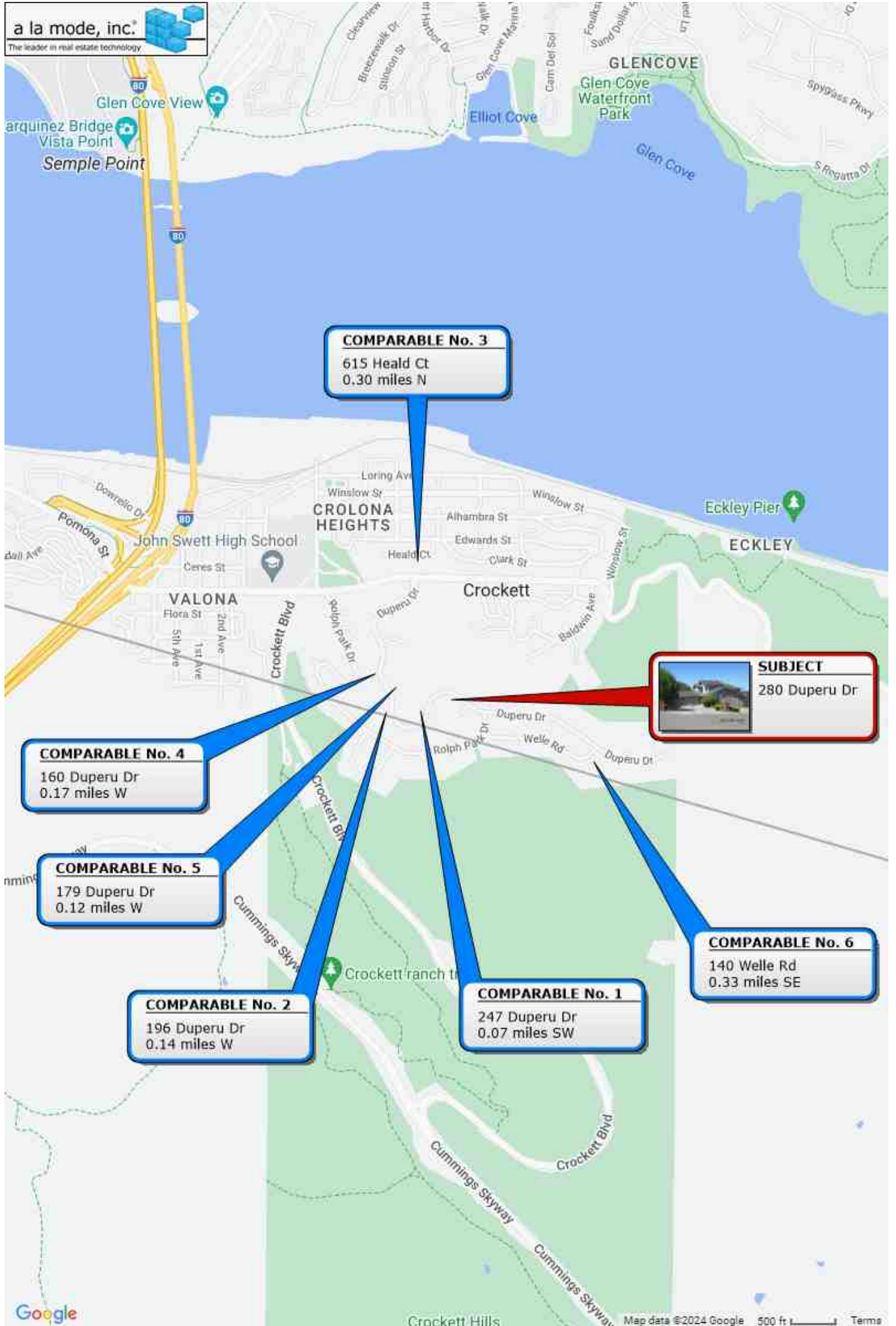
# Aerial Map

Borrower	Redwood Holdings LLC				
Property Address	280 Duperu Dr				
City	Crockett	County	Contra Costa	State	CA Zip Code 94525
Lender/Client	Wedgewood Inc				



## Location Map

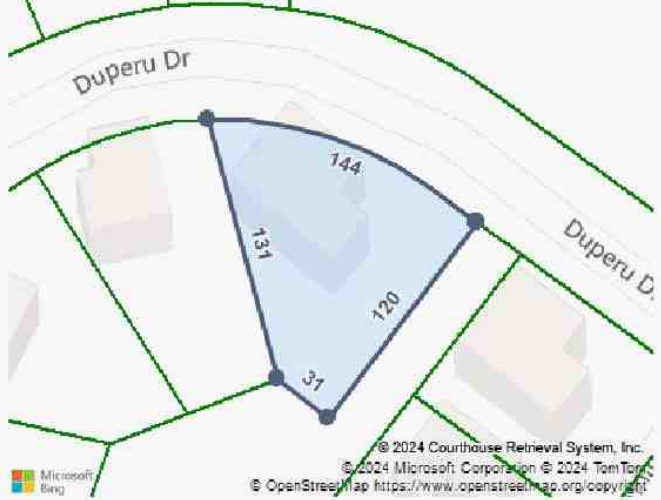
Borrower	Redwood Holdings LLC				
Property Address	280 Duperu Dr				
City	Crockett	County	Contra Costa	State	CA
Lender/Client	Wedgewood Inc				
				Zip Code	94525



**Tax record - Page 1**



Monday, June 03, 2024



**LOCATION**

<b>Property Address</b>	280 Duperu Dr Crockett, CA 94525-1435	 
<b>Subdivision</b>	Vista Carquinez Subdivision 5000	
<b>Carrier Route</b>	C003	
<b>County</b>	Contra Costa County, CA	

**PROPERTY SUMMARY**

<b>Property Type</b>	Residential
<b>Land Use</b>	Single Family Residential
<b>Improvement Type</b>	Single Family Residential
<b>Square Feet</b>	2476
<b># of Buildings</b>	1

**GENERAL PARCEL INFORMATION**

<b>APN/Tax ID</b>	354-331-018-3
<b>Alt. APN</b>	
<b>Account Number</b>	354-331-018-3
<b>Tax Area</b>	62-006
<b>2020 Census Trct/Blk</b>	3570/2
<b>Assessor Roll Year</b>	2023

**CURRENT OWNER**

<b>Name</b>	Fany Masoud Rachel
<b>Mailing Address</b>	280 Duperu Dr Crockett, CA 94525-1435
<b>Owner Occupied</b>	Yes

**SCHOOL ZONE INFORMATION**

<b>Rodeo Hills Elementary School</b>	3.2 mi
Elementary: K to 5	Distance
<b>Carquinez Middle School</b>	0.4 mi
Middle: 6 to 8	Distance
<b>John Swett High School</b>	0.5 mi
High: 9 to 12	Distance

**SALES HISTORY THROUGH 05/23/2024**

Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
11/23/2018	11/30/2018		Fany Masoud & Fany Rachel	Fany Masoud & Fany Rachel	Intrafamily Transfer & Dissolution		2018-193260
6/27/2013	7/17/2013		Fany Masoud & Fany Rachel	Fany Masoud & Fany Rachel	Intrafamily Transfer & Dissolution		2013-179193
4/23/2010	4/28/2010	\$420,000	Fany Masoud & Fany Rachel	Wells R Jeffrey & Wais Mary E	Grant Deed		2010-083883
4/27/2009	5/6/2009		Wells R Jeffrey & Wais Mary E	Wells R Jeffrey & Wais Mary E	Intrafamily Transfer & Dissolution		2009-102258
7/20/2001	8/2/2001		Wells Jeffrey & Wais Mary E	Wells Richard J & Wais	Intrafamily Transfer		2001-

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**Tax record - Page 2**

Property Report for 280 DUPERU DR, cont.

8/28/1995	8/30/1995	\$257,500	Wells Richard J & Wais Mary E	Mary E Wall Charles G & Wall Janet L	& Dissolution Grant Deed	227043 95-143620
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**TAX ASSESSMENT**

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
<b>Assessed Land</b>	\$217,114.00	\$4,257.00 (2.0%)	\$212,857.00	\$4,173.00 (2.0%)	\$208,684.00
<b>Assessed Improvements</b>	\$303,962.00	\$5,960.00 (2.0%)	\$298,002.00	\$5,843.00 (2.0%)	\$292,159.00
<b>Total Assessment</b>	\$521,076.00	\$10,217.00 (2.0%)	\$510,859.00	\$10,016.00 (2.0%)	\$500,843.00
<b>Exempt Reason</b>					
<b>% Improved</b>	58%				

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2022			\$7,135.94
2021			\$6,906.64
2020			\$6,840.22
2019			\$6,731.32
2018			\$6,546.56
2017			\$6,419.84
2016			\$6,010.74
2015			\$5,938.84
2014			\$5,857.88
2013			\$5,032.04

**MORTGAGE HISTORY**

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
12/16/2019	\$455,000	Masoud Fany Fany Rachel And Fany Rachel	Loansnap	2019-224653
11/30/2018	\$422,262	Masoud Fany Fany Rachel And Fany Rachel	Jg Wentworth Home Lending	2018-193261
04/28/2010	\$336,000	Fany Masoud Fany Rachel	Wells Fargo	2010-083884
11/22/2004	\$50,000	Jeffrey Wells R Wais Mary E And Wais Mary E	Chevrontexaco Federal Credit Union	2004-449520
05/15/2003	\$184,672	Jeffry Wells R Wais Mary E And Wais Mary E	Citibank	2003-227798
06/17/1999	\$215,000	Wells Richard J Wais Mary E And Wais Mary E	Citibank	1999-161546

**FORECLOSURE HISTORY**

Filing Date	Auction Date	Defendant(s)	Plaintiff	Foreclosure Type	Case Number	Book/Page or Document#
10/20/2023		Fany Masoud And Fany Rachel	Loansnap Inc	Preforeclosure		2023-0103570

**PROPERTY CHARACTERISTICS: BUILDING**

**Building # 1**

Type	Single Family Residential	Condition		Units	
<b>Year Built</b>	1981	<b>Effective Year</b>	1982	<b>Stories</b>	2
<b>BRs</b>	4	<b>Baths</b>	3	<b>Rooms</b>	10
<b>Total Sq. Ft.</b>	2,476				
<b>Building Square Feet (Living Space)</b>			<b>Building Square Feet (Other)</b>		

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**Tax record - Page 3**

Property Report for 280 DUPERU DR, cont.

1st Floor 1432	Garage 692
2nd Floor 1044	

**- CONSTRUCTION**

<b>Quality</b>	<b>Roof Framing</b>
<b>Shape</b>	<b>Roof Cover Deck</b>
<b>Partitions</b>	<b>Cabinet Millwork</b>
<b>Common Wall</b>	<b>Floor Finish</b>
<b>Foundation</b>	<b>Interior Finish</b>
<b>Floor System</b>	<b>Air Conditioning</b>
<b>Exterior Wall</b>	<b>Heat Type</b> <span style="float:right">Central</span>
<b>Structural Framing</b>	<b>Bathroom Tile</b>
<b>Fireplace</b>	<b>Plumbing Fixtures</b>

**- OTHER**

<b>Occupancy</b>	<b>Building Data Source</b>
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**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

Feature	Size or Description	Year Built	Condition
Garage	2 CAR		

**PROPERTY CHARACTERISTICS: LOT**

<b>Land Use</b>	Single Family Residential	<b>Lot Dimensions</b>	
<b>Block/Lot</b>		<b>Lot Square Feet</b>	8,400
<b>Latitude/Longitude</b>	38.049048°/-122.214762°	<b>Acreage</b>	0.19

**PROPERTY CHARACTERISTICS: UTILITIES/AREA**

<b>Gas Source</b>		<b>Road Type</b>	
<b>Electric Source</b>		<b>Topography</b>	
<b>Water Source</b>		<b>District Trend</b>	
<b>Sewer Source</b>		<b>Special School District 1</b>	20
<b>Zoning Code</b>	P-1	<b>Special School District 2</b>	
<b>Owner Type</b>			

**LEGAL DESCRIPTION**

<b>Subdivision</b>	Vista Carquinez Subdivision 5000	<b>Plat Book/Page</b>	
<b>Block/Lot</b>		<b>Tax Area</b>	62-006
<b>Description</b>	T05000 L0019 B		

**FEMA FLOOD ZONES**

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	060025-06013C0062G	09/30/2015

**LISTING ARCHIVE**

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
41046923	Expired	04/30/2024	01/06/2024	\$995,000			Kathleen Petroff	Y Morgan Realty		
41012474	Cancelled	09/26/2023	10/24/2022	\$799,000			Heman Galzie	New Cal Realty		

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**Tax record - Page 4**

Property Report for 280 DUPERU DR, cont.

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BA21004762	Sold	04/28/2010	02/25/2010	\$465,000	04/28/2010	\$420,000	Robert Triglia	Coldwell Banker Solano Pacific	Mary Casey
40452481	Sold	04/28/2010	02/24/2010	\$465,000	04/28/2010	\$420,000	Bob Triglia	Coldwell Banker Solano Pacific	Mary Casey

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## Subject Photo Page

Borrower	Redwood Holdings LLC						
Property Address	280 Duperu Dr						
City	Crockett	County	Contra Costa	State	CA	Zip Code	94525
Lender/Client	Wedgewood Inc						



### Subject Front

280 Duperu Dr  
Sales Price  
Gross Living Area 2,476  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.0  
Location N;Res;  
View N;bridge;  
Site 8400 sf  
Quality Q3  
Age 43



### Subject rear



### Subject street scene

## Subject Photo Page

Borrower	Redwood Holdings LLC						
Property Address	280 Duperu Dr						
City	Crockett	County	Contra Costa	State	CA	Zip Code	94525
Lender/Client	Wedgewood Inc						

### Subject front/left side



280 Duperu Dr  
Sales Price  
Gross Living Area 2,476  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.0  
Location N;Res;  
View N;bridge;  
Site 8400 sf  
Quality Q3  
Age 43

### Subject front/right side



### Subject street scene



## Subject Photo Page

Borrower	Redwood Holdings LLC						
Property Address	280 Duperu Dr						
City	Crockett	County	Contra Costa	State	CA	Zip Code	94525
Lender/Client	Wedgewood Inc						



### Subject address

280 Duperu Dr  
Sales Price  
Gross Living Area 2,476  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.0  
Location N;Res;  
View N;bridge;  
Site 8400 sf  
Quality Q3  
Age 43



### Subject facing across the street



### Street sign

## Comparable Photo Page

Borrower	Redwood Holdings LLC				
Property Address	280 Duperu Dr				
City	Crockett	County	Contra Costa	State	CA
Lender/Client	Wedgewood Inc		Zip Code	94525	



### Comparable 1

247 Duperu Dr  
 Prox. to Subject 0.07 miles SW  
 Sale Price 805,000  
 Gross Living Area 1,838  
 Total Rooms 9  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;bridge;  
 Site 8520 sf  
 Quality Q3  
 Age 42



### Comparable 2

196 Duperu Dr  
 Prox. to Subject 0.14 miles W  
 Sale Price 880,000  
 Gross Living Area 1,479  
 Total Rooms 9  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View B;bridge;  
 Site 8400 sf  
 Quality Q3  
 Age 40



### Comparable 3

615 Heald Ct  
 Prox. to Subject 0.30 miles N  
 Sale Price 740,000  
 Gross Living Area 2,322  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 3.1  
 Location N;Res;  
 View A;Hills;  
 Site 19907 sf  
 Quality Q3  
 Age 24

## Comparable Photo Page

Borrower	Redwood Holdings LLC				
Property Address	280 Duperu Dr				
City	Crockett	County	Contra Costa	State	CA
Lender/Client	Wedgewood Inc		Zip Code	94525	



### Comparable 4

160 Duperu Dr  
 Prox. to Subject 0.17 miles W  
 Sale Price 950,000  
 Gross Living Area 2,012  
 Total Rooms 8  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location N;Res;  
 View B;bridge;  
 Site 8400 sf  
 Quality Q3  
 Age 39



### Comparable 5

179 Duperu Dr  
 Prox. to Subject 0.12 miles W  
 Sale Price 900,000  
 Gross Living Area 2,176  
 Total Rooms 10  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location N;Res;  
 View N;bridge;  
 Site 8400 sf  
 Quality Q3  
 Age 39



### Comparable 6

140 Welle Rd  
 Prox. to Subject 0.33 miles SE  
 Sale Price 899,000  
 Gross Living Area 2,176  
 Total Rooms 10  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location N;Res;  
 View A;hills;  
 Site 8400 sf  
 Quality Q3  
 Age 40

# Appraiser License



**HUDSON INSURANCE COMPANY**  
100 William Street, 5<sup>th</sup> Floor  
New York, NY 10038



**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 AUTOMATIC EXTENDED REPORTING PERIOD.**

**THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.**

**PLEASE READ THIS POLICY CAREFULLY.**

**Policy Number:** PRA-1AX-1003971 **Renewal of:** PRA-1AX-1002593

**1. Named Insured:** Steven Lapsun Ng  
**2. Address:** 11041 Overmoor Street  
Oakland, CA, 94605

**3. Policy Period:** **From:** 11/08/2023 **To:** 11/08/2024  
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above

<b>4. Limit of Liability</b>	Each Claim	Policy Aggregate
<b>Damages</b> Limit of Liability	<b>A. \$1,000,000</b>	<b>B. \$2,000,000</b>
<b>Claims Expense</b> Limit of Liability	<b>C. \$1,000,000</b>	<b>D. \$2,000,000</b>

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

**6. Policy Premium:** \$732.00 **State Taxes/Surcharges:** \$0.00

**7. Retroactive Date:** 11/08/2001

**8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:  
Hudson Insurance Group 100 William Street, 5<sup>th</sup> Floor New York, NY 10038  
Fax: 646-216-3786  
Email: hudsonclaims300@hudsoninsgroup.com

**9. A. Program Administrator:** Riverton Insurance Agency Corp.

**B. Agent/Broker:** ALIA (Riverton Insurance Agency Corp.)  
Phone: (800) 882-4410

*IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York*

President

Secretary