# **APPRAISAL OF REAL PROPERTY**

## LOCATED AT

7001 Quartz Ave Winnetka, CA 91306 TRACT # 17361 LOT 34

# FOR

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

### AS OF

09/21/2024

### BY

Robert P Gharibeh West Coast Appraisals (310) 560-2170 8400 Alverstone Ave Los Angeles, CA 90045 (310) 560-2170 rgharibeh@msn.com

### West Coast Appraisals (310) 560-2170

	Exteri	or-Only Ins	pection	Resident	tial Appra	aisal Re	eport		File #	24090	58260 23C	
The purpose of this summary appraisal repor	rt is to provide	e the lender/clier	nt with ar	n accurate,	and adequat	ely suppor	rted, o	pinion of	the mark			subject property.
Property Address 7001 Quartz Ave				City	Winnetka	1			State	CA	Zip Code	91306
Borrower WH1 LLC		Owner of P	ublic Record		LLC				County		ANGEL	
Legal Description TRACT # 17361 LOT	Т 34											
Assessor's Parcel # 2135-013-016				Tax Yea	r 2023				R.E. Ta	xes \$	3,049	
Neighborhood Name WINNETKA				Map Re	ference	530 E5			Census	Tract	1348.02	
Occupant Owner Tenant X Vaca			sessments \$	0			P	UD HOA	\$ 0		per year	per month
Property Rights Appraised Fee Simple	Leasehold	Other (des	,	(4								
Assignment Type Purchase Transaction	Refinance	Transaction Address	Other		Servicin	<b>u</b>						
Lender/Client Wedgewood Inc Is the subject property currently offered for sale or has it be	en offered for sale in		2010	5 Manhatta ctive date of this		Blvd, S	uite 1	00, Redo	ndo Be		A 90278 Yes 🗙	
Report data source(s) used, offering price(s), and date(s).		THEMLS			appraidai							NO
		THEWLO										
I did did not analyze the contract for sale fo	r the subject purchase	e transaction. Explain	the results of	the analysis of	the contract for	sale or why	the analy	sis was not				
Contract Price \$ Date of Contra	act	Is the pro	perty seller the	e owner of publi	c record?		Yes	s 🗌 No	Data Sour	rce(s)		
Is there any financial assistance (loan charges, sale conces		yment assistance, et	c.) to be paid I	by any party on	behalf of the bo	prrower?						Yes No
If Yes, report the total dollar amount and describe the items	to be paid.											
Note: Base and the resist composition of the psighbarb		l factoro										
Note: Race and the racial composition of the neighborho	ood are not appraisa	al factors.	0	Unit Housing T	wan da			0	I latit I av	-las	Dree	ant I and I as 0/
Neighborhood Characteristics	Dural	anastu Maluan I		Unit Housing T		Dealin		PRICE	-Unit Hou	-		ent Land Use %
Location Urban Suburban Built-Up X Over 75% 25-75%		operty Values emand/Supply	Increasin Shortage	- 23	Stable In Balance	Declin Over S	-	\$ (000)		AGE (yrs)	One-Unit 2-4 Unit	85
Built-Up 🗙 Over 75% 🔤 25-75% 🔄 Growth 🗌 Rapid 🗙 Stable			Under 3	23	3-6 mths	Over 6		· · ,	Low		Multi-Famil	5
								525	High	8	Commercia	-
AND DE SOTO AVE WEST.	N ST NORTE		VE EAS	1, WOOD		LLS 50		1,300 848	Pred.	<u>101</u> 69	Other	• IU
	CT IS LOCA				E MOSTI						1	IES THERE
IS SHOPPING, STORES AND PUBL									_ 17 (01			
			<u>, , , , , , , , , , , , , , , , , , , </u>									
Market Conditions (including support for the above conclusion	ions)	SEE A	TTACHE		NDUM							
Dimensions SEE PLAT MAP		Area	8,238 sf		Sha	<sup>pe</sup> IRR	EGUL	AR		View N	;Res;	
Specific Zoning Classification LAR1		Zoning D	Description									
Zoning Compliance 🔀 Legal 🗌 Legal Nonco				SINGLE	E FAMILY	RESID	ENCE					
	onforming (Grandfathe		No Zo	oning I	E FAIVIILY		ENCE					
Is the highest and best use of subject property as improved				oning I				Yes [	No	lf No, descr	<sup>ibe</sup> H	IIGHEST
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT	(or as proposed per	plans and specification	ons) the prese	oning I ent use? T USE DU	llegal (describe)	) IE ZONI	ING R	Yes [ ESTRIC	TIONS	-		
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe)	(or as proposed per IS AS IMPR	plans and specification OVED THE F Publ	ons) the prese PRESEN lic Other	oning I ent use?	llegal (describe)	) IE ZONI Off-s	ING R	Yes [ ESTRIC vements - Type	TIONS	-	Public	
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity	i (or as proposed per ISAS IMPR Wate	plans and specification	ons) the prese	oning I ent use? T USE DU	llegal (describe)	) IE ZONI Off-s Stree	ING R site Impro	Yes [ ESTRIC vements - Type PHALT	TIONS	-		
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity Gas	i (or as proposed per ISAS IMPRO Wate Sani	plans and specification	ons) the prese	oning 1 ent use? TUSEDU (describe)	Ilegal (describe	) IE ZONI Off-s Stree Alley	ING R site Impro et AS	Yes [ ESTRIC vements - Type	LIONS	· ·	Public	Private
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity Gas FEMA Special Flood Hazard Area Yes	(or as proposed per IS AS IMPR( Wate Sani No FEMA	plans and specification OVED THE F Puble ar tary Sewer Flood Zone X	PRESEN	ning 1 ent use? T USE DL (describe) FEMA Ma	Ilegal (describe) JE TO TH	) IE ZONI Off-s Stree	ING R site Impro et AS	Yes [ ESTRIC vements - Type PHALT	LIONS	-	Public	
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity Gas	(or as proposed per IS AS IMPRO Wate Sani No FEMA urket area?	plans and specificati OVED THE F Publ ar tary Sewer Flood Zone X	ons) the prese PRESEN lic Other	ning 1 Int use? TUSE DL (describe) FEMA Ma No If No,	Ilegal (describe	) IE ZONI Off-s Stree Alley	ING R site Impro et AS	Yes [ ESTRIC vements - Type PHALT	F	EMA Map D	Public	Private
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Gas FEMA Special Flood Hazard Area Are there any adverse site conditions or external factors (ea	(or as proposed per IS AS IMPRO Wate Sani No FEMA urket area? Issements, encroachmut	plans and specificati OVED THE F Publ ar tary Sewer Flood Zone X Ents, environmental of Plans and specification Publication P	ons) the prese PRESEN lic Other	ning 1 Int use? TUSE DU (describe) FEMA Ma No If No, d uses, etc.)?	Ilegal (describe) JE TO TH p # 06 describe	) Off-s Stree Alley 037C12	ING R site Impro et AS ' NC 280F	Ves [ ESTRIC vements - Type PHALT DNE	F Yes	EMA Map Da	Public Public ate 09	Private
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for the ma Are there any adverse site conditions or external factors (ea THE SUBJECT LOT IS TYPICAL IN	I (or as proposed per ISAS IMPR Wate Sani Market area? sements, encroachm SIZE TO OT	plans and specificati OVED THE F Publ ar X Flood Zone X Plood Zone X N N N N HERS IN TH	PRESEN PRESEN lic Other Yes Conditions, Ian E AREA	riting       ritiuse? TUSEDU (describe) FEMA Ma No If No, d uses, etc.)? . THERE /	Ilegal (describe JE TO TH P # 06 describe	) Off-s Stree Alley 037C12	ING R site Impro et AS ' NC 280F	Ves [ ESTRIC vements - Type PHALT DNE	F Yes	EMA Map Da	Public Public ate 09	Private
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Gas FEMA Special Flood Hazard Area Are there any adverse site conditions or external factors (ea	I (or as proposed per ISAS IMPR Wate Sani Market area? sements, encroachm SIZE TO OT	plans and specificati OVED THE F Publ ar X Flood Zone X Plood Zone X N N N N HERS IN TH	PRESEN PRESEN lic Other Yes Conditions, Ian E AREA	riting       ritiuse? TUSEDU (describe) FEMA Ma No If No, d uses, etc.)? . THERE /	Ilegal (describe JE TO TH P # 06 describe	) Off-s Stree Alley 037C12	ING R site Impro et AS ' NC 280F	Ves [ ESTRIC vements - Type PHALT DNE	F Yes	EMA Map Da	Public Public ate 09	Private
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for the ma Are there any adverse site conditions or external factors (ea THE SUBJECT LOT IS TYPICAL IN	I (or as proposed per ISAS IMPR Wate Sani Market area? sements, encroachm SIZE TO OT	plans and specificati OVED THE F Publ ar X Flood Zone X Plood Zone X N N N N HERS IN TH	PRESEN PRESEN lic Other Yes conditions, land E AREA	TUSE DU TUSE DU (describe) FEMA Ma No If No, d uses, etc.)? . THERE J REVIEWE	Ilegal (describe JE TO TH P # 06 describe	) Off-s Stree Alley 037C12	ING R site Impro et AS ' NC 280F	Ves [ ESTRIC vements - Type PHALT DNE	 <u>ΓΙΟΝS</u> 	EMA Map Di Ma No IDITION	Public Public ate 09	Private
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvements typical for the ma Are there any adverse site conditions or external factors (ea THE SUBJECT LOT IS TYPICAL IN TIME OF INSPECTION. **NO PRELI Source(s) Used for Physical Characteristics of Property Other (describe) EXTERIOR INSPE	I (or as proposed per IS AS IMPR Wate Sani No FEMA riket area? SIZE TO OT LIMINARY TI CTION	plans and specificati OVED THE F Publ ar Flood Zone X Flood Zone X MERS IN TH TLE REPOR Appraisal Files	ons) the prese PRESEN Conternation Conternation Conditions, Ian IE AREA T WAS F	nning 1 I Int use? T USE DL (describe) FEMA Ma No If No, d uses, etc.)? . THERE / REVIEWE S Asse Data Sour	JE TO TH JE TO TH P # 06 describe ARE NO / D** ssment and Tax ce for Gross Lik	) Off-s Stree Alley 037C12 APPARE	ING R site Impro et AS ' NC 280F	Ves [ ESTRIC vements - Typ PHALT DNE ADVERSI	F Yes E CON	EMA Map D: Mo DITION	Public Public ate 09 If Yes, descr IS NOTE Property Own	Private Privat
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for the ma Are there any adverse site conditions or external factors (ea THE SUBJECT LOT IS TYPICAL IN TIME OF INSPECTION. **NO PREI Source(s) Used for Physical Characteristics of Property Other (describe) EXTERIOR INSPE General Description	I (or as proposed per IS AS IMPR Wate Sari Sari No FEMA Irket area? SIZE TO OT LIMINARY TI CTION Gen	plans and specificati OVED THE F Publ ar Flood Zone X Flood Zone X MERS IN TH TLE REPOR Appraisal Files neral Description	ons) the prese PRESEN iie Other Ves Ves conditions, lan IE AREA T WAS F MLS	Initian and a second a s	Ilegal (describe           JE TO TH           p #         06           describe           ARE NO /           D**           ssment and Tax ce for Gross Liv           ing/Cooling	) Off-s Stree Alley 037C12 APPARE (Records ving Area	ING R site Impro t AS 280F ENT A	Ves [ ESTRIC vements - Type PHALT DNE DVERSE DVERSE Prior Ins PARCEI Amenities	F Yes E CON	EMA Map Di No DITION	Public Public ate 09 If Yes, descr IS NOTE	Private Privat
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity  Gas  FEMA Special Flood Hazard Area  Yes Are the utilities and off-site improvements typical for the ma Are there any adverse site conditions or external factors (ea THE SUBJECT LOT IS TYPICAL IN TIME OF INSPECTION. **NO PREI Source(s) Used for Physical Characteristics of Property Other (describe) EXTERIOR INSPE Ceneral Description Units One One with Accessory Unit	I (or as proposed per IS AS IMPR Wate Sari Sari Mo FEMA Irket area? SIZE TO OT LIMINARY TI CTION Concrete Stab	plans and specificati OVED THE F Publ ar Flood Zone X Flood Zone X Plood Zone X	ons) the prese PRESEN lic Other Conditions, lan LE AREA T WAS F MLS Dace	nning 1 Int use? T USE DL (describe) FEMA Ma No If No, d uses, etc.)? . THERE / REVIEWE 3 Asse Data Sour Heat X FWA	JE TO TH JE TO TH P # 06 describe ARE NO / D** ssment and Tax ce for Gross Lik	) Off-s Stree Alley 037C12 APPARE (Records ving Area	ING R site Impro 2t AS 280F ENT A ENT A	Yes [ ESTRIC vements - Type PHALT DNE DVERSE DVERSE Prior Ins PARCEI Amenities lace(s) #	FIONS F Yes CON pection QUE	EMA Map D: No DITION ST None	Public Public ate 09 If Yes, descr IS NOTE Property Ownin Car Sto	Private Privat
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity Gas EEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for the ma Are there any adverse site conditions or external factors (ea THE SUBJECT LOT IS TYPICAL IN TIME OF INSPECTION. **NO PREI Source(s) Used for Physical Characteristics of Property Other (describe) EXTERIOR INSPE General Description Units One One with Accessory Unit # of Stories 1	I (or as proposed per IS AS IMPR Wate Sani Monorements, encroachmus SIZE TO OT LIMINARY TI CTION Ger Concrete Stab ☐ Full Basement	plans and specificati OVED THE F Publ ar Flood Zone X Flood Zone X Plood Zone X	ons) the prese PRESEN lic Other Ves Conditions, lan E AREA T WAS F MLS Dace hed	nning 1 Int use? T USE DL (describe) FEMA Ma No If No, d uses, etc.)? . THERE / REVIEWE S Asse Data Sour Heat Key FWA 1 Radiant	Ilegal (describe           JE TO TH           p #         06           describe           ARE NO /           D**           ssment and Tax ce for Gross Liv           ing/Cooling	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records ving Area	ING R site Impro 21 AS 280F ENT A ENT A	Yes [ ESTRIC vements - Typu PHALT DNE DNE DVERSI ADVERSI ADVERSI Amenities lace(s) # dstove(s) #	Fions Yes E CON pection QUE 1 0	EMA Map Di Mo DITION ST None Divew	Public Public Public Picture P	Private Privat
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity Gas EEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for the ma Are there any adverse site conditions or external factors (ea THE SUBJECT LOT IS TYPICAL IN TIME OF INSPECTION. **NO PREI Source(s) Used for Physical Characteristics of Property Other (describe) EXTERIOR INSPE General Description Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det/End Unit	Is AS IMPR Vate Sari No FEMA riket area? SIZE TO OT LIMINARY TI CTION Corcrete Stab Full Basement Partial Basem	plans and specificati OVED THE F Publ ar Flood Zone X Flood Zone X Plood Zone X	ons) the prese PRESEN lic Other C Ot	nning 1 Int use? T USE DL (describe) FEMA Ma No If No, d uses, etc.)? . THERE / REVIEWE S Asse Data Sour Heat Ketalant Other	Ilegal (describe           JE TO TH           p #         06           describe           ARE NO /           D**           ssment and Tax           ce for Gross Lix           ing/Cooling           HWBB	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records ving Area	NG R isite Impro t AS t AS t NC t AS t NC t AS t AS T T AS T AS T AS T AS T AS T AS T	Ves [ ESTRIC vements - Type PHALT DNE DNE DVERSI ADVERSI ace(s) # dstove(s) # //Deck P,	FIONS FIONS Pres CON CON Pection QUE 1 0 ATIO	EMA Map Di Map Di DITION DITION ST None Driveway S	Public Public Property Own Car Sto Vay # urface	Private Privat
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity Gas FEMA Special Flood Hazard Area Yes Are there any adverse site conditions or external factors (ea THE SUBJECT LOT IS TYPICAL IN TIME OF INSPECTION. **NO PREL Source(s) Used for Physical Characteristics of Property General Description Units One One with Accessory Unit # of Stories 1 Type Det Att S-Det/End Unit Existing Proposed Under Const.	IS AS IMPR Wate Sani No FEMA riket area? SIZE TO OT LIMINARY TI CTION CETION Full Basement Full Basement Exterior Walls	plans and specificati OVED THE F Publ ar Flood Zone X Plood Zone X	ons) the prese PRESEN lic Other Conditions, lan E AREA T WAS F MLS Dace hed CO	nning 1 Int use? T USE DL (describe) FEMA Ma Point f No, d uses, etc.)? . THERE / REVIEWE S Asse Data Sour Heat Radiant Q Other Fuel	JE TO TH JE TO TH p # 06 describe ARE NO / D** ssment and Tax ce for Gross Lit ing/Cooling HWBB GAS	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records ving Area	NG R site Improv t AS 2 NC 280F ENT A 2 Firep 3 Woo 3 Patio 3 Porcl	Ves [ ESTRIC vements - Type PHALT DNE DNE DVERSI ADVERSI ADVERSI ADVERSI ADVERSI Amenities Iace(s) # dstove(s) # //Deck P, h FRON	FIONS FIONS Pection QUE 1 0 ATIO T	EMA Map D: Mo DITION ST ST Driveway S Garag	Public Public Property Owner Property Owner Car Sto vay # urface e #	Private Privat
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity Gas EEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for the ma Are there any adverse site conditions or external factors (ea THE SUBJECT LOT IS TYPICAL IN TIME OF INSPECTION. **NO PREI Source(s) Used for Physical Characteristics of Property Other (describe) EXTERIOR INSPE General Description Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det/End Unit Design (Style) Bungalow	(or as proposed per IS AS IMPR Wate Sani No FEMA riket area? sements, encroachim SIZE TO OT LIMINARY TI CTTION CTTION CARTON Partial Basement Exterior Walls Roof Surface	plans and specificati OVED THE F Publ ar Flood Zone X Plood Zone X	ons) the prese PRESEN lic Other Conditions, lan E AREA T WAS F MLS Dace hed CO	Initi use? I USE DL (describe) FEMA Ma FEMA Ma No if No, d uses, etc.)? THERE / REVIEWE S Asse Data Sour Heat Fuel G Other Fuel C Central A	Ilegal (describe JE TO TH  P # 06 describe  ARE NO / D** ssment and Ta ce for Gross Liv ing/Cooling HWBB  GAS ir Conditioning	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records ving Area	NG R site Improv t AS 'NC 880F ENT A Firep Voo Patio Patio	Ves [ ESTRIC vements - Type PHALT DNE DNE DVERSI ADVE ADVERSI ADVERSI ADVERSI ADVERSI ADVE ADVERSI ADVERSI ADVERSI ADV	FIONS FIONS Pection QUE 1 0 ATIO T	EMA Map D: Mo DITION F ST Carpo Carpo	Public Public Property Own Property Own Car Sto Vay # urface e # rt #	Private Privat
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for the ma Are there any adverse site conditions or external factors (ea THE SUBJECT LOT IS TYPICAL IN TIME OF INSPECTION. **NO PREI Source(s) Used for Physical Characteristics of Property Other (describe) EXTERIOR INSPEC General Description Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det/End Unit Existing Proposed Under Const. Design (Style) Bungalow Year Built 1953	(or as proposed per IS AS IMPR Wate Sani No FEMA riket area? sements, encroachim SIZE TO OT LIMINARY TI CTION CTION Ger Partial Basement Exterior Walls Roof Surface Gutters & Downspo	plans and specification OVED THE F Publes ary Sever X Flood Zone X Plood Zone X	ons) the prese PRESEN lic Other Ves Conditions, lan E AREA T WAS F MLS Dace hed CO	Initian and a second and a seco	Ilegal (describe JE TO TH  P # 06 describe  ARE NO / D** ssment and Ta ce for Gross Liv ing/Cooling HWBB  GAS ir Conditioning	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records ving Area	ING R ING R ING R ING R ING ING ING ING ING ING ING ING	Yes     ESTRIC     vements - Typ PHALT DNE     DVERSI     DVERSI     DVERSI     ace(s) # 3dove(s) # 3dov	FIONS FIONS Pection QUE 1 0 ATIO T	EMA Map Da DITION	Public Public Property Owning Property Owning Car Sto Vay # urface e # rt # reed	Private Privat
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity       □         Gas       □         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical for the ma         Are there any adverse site conditions or external factors (ea         THE SUBJECT LOT IS TYPICAL IN         TIME OF INSPECTION. **NO PREID         Source(s) Used for Physical Characteristics of Property         Other (describe)       EXTERIOR INSPECTION         units       One       One with Accessory Unit         # of Stories       1         Type       Det.       Att.       S-Det/End Unit         Meisting       Proposed       Under Const.         Design (Style)       Bungalow       Year Built       1953         Effective Age (Yrs)       35       1	(or as proposed per IS AS IMPR Wate Sani No FEMA riket area? sements, encroachm SIZE TO OT LIMINARY TI CTION Ger Concrete Slab Full Basement Exterior Walls Roof Surface Gutters & Downspoc Window Type	plans and specification OVED THE F Puble ar Tary Sewer Flood Zone The Reserver Comparison Case Flood Zone Flood Flood Zone Flood	ons) the prese PRESEN IIC Other Ves Ves Ves Ves Ves NEE AREA T WAS F  MLS DCASE	ning 1 I ntt use? T USE DL (describe) FEMA Ma No If No, d uses, etc.)? . THERE / REVIEWE S Asse Data Sour Petal Realiant Other Fuel Central A Individual Other	Ilegal (describe JE TO TH P # 06 describe ARE NO A D** ssment and Ta- ce for Gross Lit- ing/Cooling HWBB GAS ir Conditioning	) IE ZONI Off-s Stree Alley O37C12 APPARE (Records ving Area	ING R	Ves     ESTRIC     vements - Type     PHALT     DNE     DVERSI     DVERSI     DVERSI     DVERSI     DVERSI     DVERSI     DVERSI     DVERSI     DVERSI     DESE	Final State     Final Sta	EMA Map Da DITION	Public Public Property Owning Property Owning Car Sto Property Owning Car Sto Property Owning Property Owning Car Sto Property Owning Property Ownin	Private Privat
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity	(or as proposed per IS AS IMPR Wate Sani No FEMA intet area? sements, encroachim SIZE TO OT LIMINARY TI CTTION CTTION CETTION Exterior Walls Roof Surface Gutters & Downspc Window Type Dishwasher	plans and specification OVED THE F Publes ary Sewer X Flood Zone X ents, environmental of HERS IN TH TLE REPOR Appraisal Files finist ent Finist STUCC COMP publes WOOD Disposal	ons) the prese PRESEN IIC Other Ves Ves Ves Ves Ves NEE AREA T WAS F  MLS D CASE  MICS	nning 1 I nnt use? T USE DL (describe) FEMA Ma No If No, If No, If No, d uses, etc.)? . THERE / Review Data Sour Heat S Asse Data Sour Heat S Gataint Q Other Fuel Central A Individual Q Other crowave	Ilegal (describe JE TO TH P # 06 describe ARE NO A D** Ssment and Tav ce for Gross Lith ing/Cooling HWBB GAS ir Conditioning	) IE ZONI Off-s Stree Alley O37C12 APPARE (Records ving Area	NG R Rite Impro tt AS (NC 880F ENT A Patio Patio Patio Patio Patio Patio Patio Patio Patio Patio Other	Yes     ESTRIC     vements - Typ PHALT DNE     DVERSI     DVERSI     DVERSI     ace(s) #     dstove(s) #     fRONT     INGRN     PER     NONE     (describe)	FIONS	EMA Map D; EMA Map D; DITION DITION ST ST ST Driveway S M Garag Carpo Attach Built-lit TINSPE	Public Public ate 09 If Yes, descr IS NOTE Property Own Car Sto Property Own Car Sto Property Own Car Sto Property Own Car Sto Property Own Car Sto Car	Private Privat
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity         Gas         FEMA Special Flood Hazard Area         Are the utilities and off-site improvements typical for the ma         Are there any adverse site conditions or external factors (ea         THE SUBJECT LOT IS TYPICAL IN         TIME OF INSPECTION. **NO PREI         Source(s) Used for Physical Characteristics of Property         Other (describe)         EXTERIOR INSPECTION. **NO PREI         General Description         Units       One         One       One with Accessory Unit         # of Stories       1         Type       Det.         Att.       S-Det/End Unit         Design (Style)       Bungalow         Year Built       1953         Effective Age (Yrs)       35         Appliances       Refrigerator       Range/Oven         Finished area above grade contains:       Propertor	(or as proposed per IS AS IMPR Wate Sani No FEMA riket area? sements, encroachim SIZE TO OT LIMINARY TI CTION CTION CTION Partial Basement Partial Basement Exterior Walls Roof Surtace Gutters & Downspon Window Type Dishwasher 7 Rooms	plans and specification OVED THE F Publes ary Sewer X Flood Zone X Plood Zone X	ons) the prese PRESEN IIC Other Ves Ves Ves Ves Ves Ves NLS DCASE  DCASE  Bedrooms	nning 1 I nnt use? T USE DL (describe) FEMA Ma No If No, If No, If No, d uses, etc.)? . THERE / Review Data Sour Heat S Asse Data Sour Heat S Gataint Q Other Fuel Central A Individual Q Other crowave	Ilegal (describe JE TO TH P # 06 describe ARE NO A D** ssment and Ta- ce for Gross Lit- ing/Cooling HWBB GAS ir Conditioning	) IE ZONI Off-s Stree Alley O37C12 APPARE (Records ving Area	ING R	Yes     ESTRIC     vements - Typ PHALT DNE     DVERSI     DVERSI     DVERSI     ace(s) #     dstove(s) #     fRONT     INGRN     PER     NONE     (describe)	FIONS	EMA Map D; EMA Map D; DITION DITION ST ST ST Driveway S M Garag Carpo Attach Built-lit TINSPE	Public Public Property Owning Property Owning Car Sto Property Owning Car Sto Property Owning Property Owning Car Sto Property Owning Property Ownin	Private Privat
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity	(or as proposed per IS AS IMPR Wate Sani No FEMA riket area? sements, encroachim SIZE TO OT LIMINARY TI CTION CTION CTION Partial Basement Partial Basement Exterior Walls Roof Surtace Gutters & Downspon Window Type Dishwasher 7 Rooms	plans and specification OVED THE F Publes ary Sewer X Flood Zone X ents, environmental of HERS IN TH TLE REPOR Appraisal Files finist ent Finist STUCC COMP publes WOOD Disposal	ons) the prese PRESEN IIC Other Ves Ves Ves Ves Ves Ves NLS DCASE  DCASE  Bedrooms	nning 1 I nnt use? T USE DL (describe) FEMA Ma No If No, If No, If No, d uses, etc.)? . THERE / Review Data Sour Heat S Asse Data Sour Heat S Gataint Q Other Fuel Central A Individual Q Other crowave	Ilegal (describe JE TO TH P # 06 describe ARE NO A D** Ssment and Tav ce for Gross Lith ing/Cooling HWBB GAS ir Conditioning	) IE ZONI Off-s Stree Alley O37C12 APPARE (Records ving Area	NG R Rite Impro tt AS (NC 880F ENT A Patio Patio Patio Patio Patio Patio Patio Patio Patio Patio Other	Yes     ESTRIC     vements - Typ PHALT DNE     DVERSI     DVERSI     DVERSI     ace(s) #     dstove(s) #     fRONT     INGRN     PER     NONE     (describe)	FIONS	EMA Map D; EMA Map D; DITION DITION ST ST ST Driveway S M Garag Carpo Attach Built-lit TINSPE	Public Public ate 09 If Yes, descr IS NOTE Property Own Car Sto Property Own Car Sto Property Own Car Sto Property Own Car Sto Property Own Car Sto Car	Private Privat
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity         Gas         FEMA Special Flood Hazard Area         Are the utilities and off-site improvements typical for the ma         Are there any adverse site conditions or external factors (ea         THE SUBJECT LOT IS TYPICAL IN         TIME OF INSPECTION. **NO PREI         Source(s) Used for Physical Characteristics of Property         Other (describe)         EXTERIOR INSPECTION. **NO PREI         General Description         Units       One         One       One with Accessory Unit         # of Stories       1         Type       Det.         Att.       S-Det/End Unit         Design (Style)       Bungalow         Year Built       1953         Effective Age (Yrs)       35         Appliances       Refrigerator       Range/Oven         Finished area above grade contains:       Propertor	(or as proposed per IS AS IMPR Wata Sani No FEMA irket area? ssements, encroachmu SIZE TO OT LIMINARY TI COncrete Slab COncrete Slab Concrete Slab Full Basement Partial Basement Partial Basement Partial Basement Cutters & Downspc Window Type Dishwasher 7 Rooms NC	plans and specification OVED THE F Public ar Values Flood Zone X Plood Zone X Pl	ons) the prese PRESEN lic Other Conditions, lan Conditions, lan IE AREA T WAS F MLS D CASE D CASE D CASE 1.	nning ☐ 1 Int use? T USE DL (describe) FEMA Ma Mass, etc.)? . THERE / REVIEWE S ▲ Asse Data Sour Heat Asse Data Sour Fuel Central A Central A Central A Central A	Ilegal (describe JE TO TH p # 06 describe ARE NO / D** Ssment and Tay ce for Gross Liv ing/Cooling HWBB GAS ir Conditioning Washer/Dry 2.0 Bath(s)	) IE ZONI Off-s Stree Alley O37C12 APPARE (Records ving Area	NG R Rite Impro tt AS (NC 880F ENT A Patio Patio Patio Patio Patio Patio Patio Patio Patio Patio Other	Yes     ESTRIC     vements - Typ PHALT DNE     DVERSI     DVERSI     DVERSI     ace(s) #     dstove(s) #     fRONT     INGRN     PER     NONE     (describe)	Final Field of Gr	EMA Map D: No DITION ST ST ST Garag Carpo Attach Built-in TINSPE oss Living A	Public Public If Yes, descr If Yes, descr IS NOTE Property Own Car Sto Property Own Car Sto Car Sto Property Own Car Sto Car Sto Car Sto Car Sto	Private
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity	(or as proposed per IS AS IMPR Wata Sari IN 0 FEMA irket area? ssements, encroachmu SIZE TO OT LIMINARY TI CONCRETE Slab CONCRETE Slab CONCRETE Slab CONCRETE Slab Full Basement Partial Basement Partial Basement Partial Basement Concrete Slab Concrete Slab	plans and specification OVED THE F Public ar Note of the second secon	ons) the prese PRESEN lic Other Q Yes Conditions, lan IE AREA T WAS F  MLS D CASE  D CASE  Bedrooms 1. ation, renovati	nning ☐ 1 Int use? T USE DL (describe) FEMA Ma ☐ No If No, d uses, etc.)? . THERE / REVIEWE S ▲ Asse Data Sour Heat ▲ FWA ☐ Rediant ☐ Other Fuel ▲ Central A ☐ Central A 0 Other rowave [ 2 2 2 2 2 2 2 2 2 2 2 2 2	Ilegal (describe JE TO TH p # 06 describe ARE NO / D** Ssment and Tay ce for Gross Liv ing/Cooling HWBB GAS ir Conditioning Washer/Dry 2.0 Bath(s) , etc.).	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records ving Area (Records Ving Area (C) (C) (C) (C) (C) (C) (C) (C)	NG R Rite Impro t AS R80F ENT A ENT A Polo Polo Polo Polo Content Polo Other 1,2	Yes     [ ESTRIC verments - Type PHALT DNE      DVERSE      DVERSE      DVerse      Prior Ins PARCEL Amenities Iace(s) # dstove(s) # //Deck P, n     FRON INGRN      e PER     NONE (describe) 08 Square }	FIONS F F F F F C C 4 T F C 4 T F C 4 T C C 4 T F F E C 4 T F F E C D	EMA Map D: No DITION ST ST ST Cargo Attach Built-in INSPE oss Living A	Public Public Property Own If Yes, descr IS NOTE Property Own Car Sto Car Sto Vay # Urface e # rt # ed p CTION RAISER	Private  Private Priva
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity	(or as proposed per IS AS IMPR Wata Sari Monopolation Sari	plans and specification OVED THE F Public ary Sewer Flood Zone MERS IN TH TLE REPOR Appraisal Files Crawl Sp Crawl Sp Crawl Sp Finist COMP Disposal 3 DNE NOTED Add repairs, deterior THE SUBJEC	ons) the prese PRESEN lic Other   Yes Conditions, lan Conditions, lan LE AREA T WAS F MLS A A A A A A A A A A A A A	nning 1 I Int use? T USE DL (describe) FEMA Ma No ff No, d uses, etc.)? . THERE / REVIEWE S Asse Data Sour Heat S M Asse Data Sour Heat S Central A Individual Other fuel Central A Individual Other S Central A Individual Other S Central A	Ilegal (describe JE TO TH p # 06 describe ARE NO / D** assment and Tax ce for Gross Lik ing/Cooling HWBB GAS ir Conditioning Washer/Dry 2.0 Bath(s) , etc.). HE APPR	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records ving Area	NG R site Impro at AS R80F ENT A ENT A R80F ENT A Proto Proto Proto Content C	Yes     [ ESTRIC verments - Type PHALT DNE      DVERSE	FIONS F F F F F F F C C 4; T F F E C 4; T F F E C 4; T F F E T E T E T E T E T E T E T E T E	EMA Map D: Mo DITION ST ST None ST Carpo Carpo Carpo Attach Built-in INSPE oss Living A HE APP HIS REIF	Public Public Property Owner Property Owner Car Ste Property Owner Car Ste Car Ste	Private  Private  //26/2008  ibe  D AT THE  Prage  of Cars 2  CONCRETT  of Cars 0  of Cars 0  Detached  ONLY  ade  ONLY  ITH THE
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity	(or as proposed per IS AS IMPR Wate Sari Sari Monoposed Sari Sar	plans and specification OVED THE F Public atary Sewer Flood Zone Appraisal Files Appraisal Files Crawl Sp Crawl Sp Crawl Sp Crawl Sp Crawl Sp Crawl Sp Crawl Sp Disposal Disposal Disposal Appraised repairs, deterior FHE SUBJEC DIFFICIOR OF	constitue presse      PRESEN      ic     Other      Conditions, lan      E AREA      T WAS F      Other      MLS      CO      CASE      Mic      Bedrooms      .      ation, renovati      CT PROF      THE SL      CO      CASE      CO      CASE      CO      C	nning ☐ 1 Int use? T USE DL (describe) FEMA Ma No If No, d uses, etc.)? . THERE / REVIEWE 3 ▲ Asse Data Sour Heat Asse Data Sour Heat Central A Central A Individual Other Fuel Central A Individual Other Fuel States Central A Individual Other Fuel States Central A	Ilegal (describe JE TO TH P # 06 describe ARE NO / D** Sament and Tax ce for Gross Lik ing/Cooling HWBB GAS ir Conditioning Quarter (Sament Sament Same	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records ring Area (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Recor	NG R site Impro st AS NC 280F ENT A ENT A ENT A Protol Protol Protol Content Cont	Yes     ESTRIC     Verments - Type     PHALT     DNE     DVERSE     ADVERSE     ADVERSE     ADVERSE     ADVERSE     Advection     Prior Ins     PARCEL     Amenities     IAce(s) #     dstove(s) #     for NONE     (describe)     (describe)     COMPLE     TERIOR	FIONS F Yes CON Pection QUE QUE CON F CONE C4;TH CONE	EMA Map D Map Di DITION DITION ST ST Construction Carpo C	Public Public Property Owner Property Owner Property Owner Car Ste Property Owner Car Ste Car Ste	Private  Private  //26/2008 //26/2008 //26/
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity	(or as proposed per IS AS IMPR Wate Sari Sari Monoposed Sari Sar	plans and specification OVED THE F Public atary Sewer Flood Zone Appraisal Files Appraisal Files Crawl Sp Crawl Sp Crawl Sp Crawl Sp Crawl Sp Crawl Sp Crawl Sp Disposal Disposal Disposal Appraised repairs, deterior FHE SUBJEC DIFFICIOR OF	constitue presse      PRESEN      ic     Other      Conditions, lan      E AREA      T WAS F      Other      MLS      CO      CASE      Mic      Bedrooms      .      ation, renovati      CT PROF      THE SL      CO      CASE      CO      CASE      CO      C	nning ☐ 1 Int use? T USE DL (describe) FEMA Ma No If No, d uses, etc.)? . THERE / REVIEWE 3 ▲ Asse Data Sour Heat Asse Data Sour Heat Central A Central A Individual Other Fuel Central A Individual Other Fuel States Central A Individual Other Fuel States Central A	Ilegal (describe JE TO TH P # 06 describe ARE NO / D** Sament and Tax ce for Gross Lik ing/Cooling HWBB GAS ir Conditioning Quarter (Sament Sament Same	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records ring Area (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Recor	NG R site Impro st AS NC 280F ENT A ENT A ENT A Protol Protol Protol Content Cont	Yes     ESTRIC     Verments - Type     PHALT     DNE     DVERSE     ADVERSE     ADVERSE     ADVERSE     ADVERSE     Advection     Prior Ins     PARCEL     Amenities     IAce(s) #     dstove(s) #     for NONE     (describe)     (describe)     COMPLE     TERIOR	FIONS F Yes CON Pection QUE QUE CON F CONE C4;TH CONE	EMA Map D Map Di DITION DITION ST ST Construction Carpo C	Public Public Property Owner Property Owner Property Owner Car Ste Property Owner Car Ste Car Ste	Private  Private  //26/2008 //26/2008 //26/
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity	(or as proposed per IS AS IMPR Wate Sari Sari Monoposed Sari Sar	plans and specification OVED THE F Public atary Sewer Flood Zone Appraisal Files Appraisal Files Crawl Sp Crawl Sp Crawl Sp Crawl Sp Crawl Sp Crawl Sp Crawl Sp Disposal Disposal Disposal Appraised repairs, deterior FHE SUBJEC DIFFICIOR OF	constitue presse      PRESEN      ic     Other      Conditions, lan      E AREA      T WAS F      Other      MLS      CO      CASE      Mic      Bedrooms      .      ation, renovati      CT PROF      THE SL      CO      CASE      CO      CASE      CO      C	nning ☐ 1 Int use? T USE DL (describe) FEMA Ma No If No, d uses, etc.)? . THERE / REVIEWE 3 ▲ Asse Data Sour Heat Asse Data Sour Heat Central A Central A Individual Other Fuel Central A Individual Other Fuel States Central A Individual Other Fuel States Central A	Ilegal (describe JE TO TH P # 06 describe ARE NO / D** Sament and Tax ce for Gross Lik ing/Cooling HWBB GAS ir Conditioning Quarter (Sament Sament Same	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records ring Area (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Recor	NG R site Impro st AS NC 280F ENT A ENT A ENT A Protol Protol Protol Content Cont	Yes     ESTRIC     Verments - Type     PHALT     DNE     DVERSE     ADVERSE     ADVERSE     ADVERSE     ADVERSE     Advection     Prior Ins     PARCEL     Amenities     IAce(s) #     dstove(s) #     for NONE     (describe)     (describe)     COMPLE     TERIOR	FIONS F Yes CON Pection QUE QUE CON F CONE C4;TH CONE	EMA Map D Map Di DITION DITION ST ST Construction Carpo C	Public Public Property Owner Property Owner Property Owner Car Ste Property Owner Car Ste Car Ste	Private  Private  //26/2008 //26/2008 //26/
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity	Is AS IMPR Vata Sari Sari Sari Sements, encroachm SIZE TO OT LIMINARY TI CONCRETE Slab CONCRETE SLAB	plans and specification OVED THE F Public ar Public	constitue presse      PRESEN      iic Other      iiic Other	nning ☐ 1 Int use? T USE DL (describe) FEMA Ma No ft No, d uses, etc.)? THERE J REVIEWE S ▲ Asse Data Sour Reat Asse Data Sour Reat M FWA ☐ No ft No, fuel Central A ☐ Other Fuel Central A ☐ Individual Other rowave [ 2 2 2 2 2 3 3 4 5 4 5 4 5 5 5 5 5 5 5 6 7 5 7 7 7 7 7 7 7 7 7 7	Ilegal (describe JE TO TH P # 06 describe ARE NO / D** ssment and Ta- ce for Gross Li- ing/Cooling HWBB GAS ir Conditioning GAS ir Conditioning Washer/Dry 2.0 Bath(s) . etc.). HE APPR S SIMILAF ILOR OF T	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records ring Area (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Recor	NG R site Impro st AS NC 280F ENT A ENT A ENT A Protol Protol Protol Content Cont	Yes     ESTRIC     Verments - Type     PHALT     DNE     DVERSE     ADVERSE     ADVERSE     ADVERSE     ADVERSE     Advection     Prior Ins     PARCEL     Amenities     IAce(s) #     dstove(s) #     for NONE     (describe)     (describe)     COMPLE     TERIOR	FIONS F Yes CON Pection QUE QUE CON F CONE C4;TH CONE	EMA Map D Map Di DITION DITION ST ST Construction Carpo C	Public Public Property Own If Yes, descr IS NOTE S NOTE S NOTE Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta Propert	Private  Private  //26/2008 //26/2008 //26/
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity         Gas	Is AS IMPR Vata Sari Sari Sari Sements, encroachm SIZE TO OT LIMINARY TI CONCRETE Slab CONCRETE SLAB	plans and specification OVED THE F Public ar Public	constitue presses      PRESEN      iic Other      iiic Other	nning ☐ 1 Int use? T USE DL (describe) FEMA Ma No ft No, d uses, etc.)? THERE J REVIEWE S ▲ Asse Data Sour Reat Asse Data Sour Reat M FWA ☐ No ft No, fuel Central A ☐ Other Fuel Central A ☐ Individual Other rowave [ 2 2 2 2 2 3 3 4 5 4 5 4 5 5 5 5 5 5 5 6 7 5 7 7 7 7 7 7 7 7 7 7	Ilegal (describe JE TO TH P # 06 describe ARE NO / D** ssment and Ta- ce for Gross Li- ing/Cooling HWBB GAS ir Conditioning GAS ir Conditioning Washer/Dry 2.0 Bath(s) . etc.). HE APPR S SIMILAF ILOR OF T	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records ring Area (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Records) (Recor	NG R site Impro at AS NC 280F ENT A ENT A ENT A Protol Protol Protol Content Cont	Yes     ESTRIC     Verments - Type     PHALT     DNE     DVERSE     ADVERSE     ADVERSE     ADVERSE     ADVERSE     Advection     Prior Ins     PARCEL     Amenities     IAce(s) #     dstove(s) #     dstove(s) #     INGRN     PER     (          NONE     (          describe)     08     Square     COMPLE     TERIOR	FIONS F Yes CON Pection QUE QUE CON F CONE C4;TH CONE	EMA Map Di EMA Map Di DITION DITION ST ST Driveway S Garag Carpo Attach Built-in TINSPE oss Living A HE APP HIS REIF DITION Y AFFE	Public Public Property Own If Yes, descr IS NOTE S NOTE S NOTE Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta Propert	Private  Private  //26/2008 //26/2008 //26/
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity         Gas	In as proposed per IS AS IMPR Wate Sani X No FEMA INO FEMA INO FEMA INO FEMA SIZE TO OT LIMINARY TI CONCRETESIAD CON	plans and specification OVED THE F Publ ar tary Sewer Flood Zone HERS IN TH HERS IN TH TLE REPOR Appraisal Files TLE REPOR Crawl Sp Disposal SUCC Disposal SDNE NOTED CHER SUBJEC SUFTERIOR OF DES NOT M/ Disposal DISPOSAL COMP COMP COMP COMP COMP COMP COMP COMP	constitue presse      PRESEN      iic Other      iiic Other	nning ☐ 1 Int use? T USE DL (describe) FEMA Ma No ft No, d uses, etc.)? THERE J REVIEWE S ▲ Asse Data Sour Reat Asse Data Sour Reat M FWA ☐ Radiant Other Fuel Central A Central A Central A D Other Fuel S Central A D Other Fuel S Central A D Other Fuel S Central A	Ilegal (describe JE TO TH P # 06 describe ARE NO / D** Ssment and Ta ce for Gross Lith ing/Cooling HWBB GAS ir Conditioning GAS ir Conditioning Washer/Dry 2.0 Bath(s) . etc.). HE APPR S SIMILAP ILOR OF T roperty?	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records)(Records (Records (Records)(Records) (Records (Records) (Record	NG R Rite Impro R AS ROT A ROT A	Ves     ESTRIC     vements - Type     PHALT     DNE     DVERSI     DVER	FIONS F F F CON F C4:TH Fret of G C4:TH Fret of G C4:TH F CONE IT MA	EMA Map Di EMA Map Di DITION ST ST Mone F ST Driveway S Garag Carpo Attach Built-ii TINSPE Oss Living A HE APP HIS REI DITION Yes Yes	Public Public If Yes, descr IS NOTE Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property	Private  Private  //26/2008 //26/2008 //26/
Is the highest and best use of subject property as improved AND BEST USE OF THE SUBJECT Utilities Public Other (describe) Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for the ma Are there any adverse site conditions or external factors (ea THE SUBJECT LOT IS TYPICAL IN TIME OF INSPECTION. **NO PREI Source(s) Used for Physical Characteristics of Property Other (describe) EXTERIOR INSPE General Description Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Design (Style) Bungalow Year Built 1953 Effective Age (Yrs) 35 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source(s) (in COMPLETED AN EXTERIOR INSPE EXTRA ORDINARY ASSUMPTION PROPERTY. IF THE SUBJECTS CC SUBJECTS APPRAISED VALUE. Are there any apparent physical deficiencies or adverse con If Yes, describe.	(or as proposed per IS AS IMPR Wata Sani X No FEMA INO FEMA INO FEMA INO FEMA SIZE TO OT LIMINARY TI CONCRETE Slab FUII Basement Partial Basem Concrete Slab FuII Basement Partial Basem Anof Surface Gutters & Downspc Window Type Dishwasher 7 Rooms NC ncluding apparent nee ECTION OF THAT THE IN DNDITION DC ditions that affect the NY PHYSIC/	plans and specification OVED THE F Puble ar Flood Zone	constitue presse      PRESEN      ice other	nning ☐ 1 Int use? T USE DL (describe) FEMA Ma No ft No, d uses, etc.)? THERE J REVIEWE S ▲ Asse Data Sour Reat Asse Data Sour Reat M FWA ☐ Radiant Other Fuel Central A Central A Central A D Other Fuel S Central A D Other Fuel S Central A D Other Fuel S Central A	Ilegal (describe JE TO TH P # 06 describe ARE NO / D** Ssment and Ta ce for Gross Lith ing/Cooling HWBB GAS ir Conditioning GAS ir Conditioning Washer/Dry 2.0 Bath(s) . etc.). HE APPR S SIMILAP ILOR OF T roperty?	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records)(Records (Records (Records)(Records) (Records (Records) (Record	NG R Rite Impro R AS ROT A ROT A	Ves     ESTRIC     vements - Type     PHALT     DNE     DVERSI     DVER	FIONS F F F CON F C4:TH Fret of G C4:TH Fret of G C4:TH F CONE IT MA	EMA Map Di EMA Map Di DITION ST ST Mone F ST Driveway S Garag Carpo Attach Built-ii TINSPE Oss Living A HE APP HIS REI DITION Yes Yes	Public Public If Yes, descr IS NOTE Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property	Private  Private  //26/2008 //26/2008 //26/
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity	(or as proposed per IS AS IMPR Wata Sani No FEMA indet area? sements, encroachmu SIZE TO OT LIMINARY TI CTION CONCRETE Slab CONCRETE SLAB CONCR	plans and specification OVED THE F Public Pu	ons) the prese PRESEN IIC Other	nning ☐ 1 Int use? T USE DL (describe) FEMA Ma FEMA Ma FEMA Ma Guss, etc.)? T HERE / REVIEWE S ▲ Asse Data Sour Heat FWA ☐ Radiant Other Fuel Central A Central	Ilegal (describe JE TO TH P # 06 describe ARE NO / D** Ssment and Ta ce for Gross Lith ing/Cooling HWBB GAS ir Conditioning GAS ir Conditioning Washer/Dry 2.0 Bath(s) . etc.). HE APPR S SIMILAP ILOR OF T roperty?	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records)(Records (Records (Records)(Records) (Records (Records) (Record	NG R site Impro t AS R80F ENT A ENT A ENT A Proto	Yes     [ ESTRIC verments-Typ PHALT )NE     DVERSI     DVERSI     DVersi     Prior Ins PARCEL Amenities lace(s) # dstove(s) # /Deck P, n     FRON     INGRN     Prior Ins COMPLE TERIOR T, THEN     Square	FIONS FIONS F F F CON F C C C C C C C C C C C C C C C C C C	EMA Map D: Mo DITION DITION ST None ST Driveway S Garag Carpo Carpo Attach Built-in TINSPE OSS Living A HE APP HIS REIF DITION Yes Yes E LIVAE	Public Public If Yes, descr IS NOTE Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property	Private  Private  //26/2008 //26/2008 //26/
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity	(or as proposed per IS AS IMPR Wata Sari No FEMA irket area? sements, encroachm SIZE TO OT LIMINARY TI CTION CONCRETE Slab Full Basement Partial Basement Partial Basement Partial Basement Partial Basement Concrete Slab Full Basement Concrete Slab Full Basement Concrete Slab Concrete	plans and specification OVED THE F Public Pu	ons) the prese      PRESEN      ic     Other      Q     Yes     Conditions, lan      Conditions, lan      IE AREA      T WAS F      MLS      A      CO      CASE      Mic      Bedrooms      .      ation, renovati      CT PROF      THE SL      ATCH TH      .      , or structural      NCIES O      PERTY.      struction, etc.)	nning ☐ 1 Int use? T USE DL (describe) FEMA Ma FEMA Ma FEMA Ma No If No, d uses, etc.)? . THERE / REVIEWE S ▲ Asse Data Sour Heat Asse Data Sour FWA ☐ Readiant Other Fuel Central A Central	Ilegal (describe JE TO TH  P # 06 describe  ARE NO / D**  Ssment and Tay ce for Gross Liv ing/Cooling  HWBB  GAS ir Conditioning  Washer/Dry 2.0 Bath(s)  etc.).  HE APPR S SIMILAF RIOR OF T  roperty?  SE CONI	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records ing Area (Records ing Area (Records ing Area (Records ing Area (Records ing Area (Records ing Area (Records ing Area (Records ing Area (Records (Records ing Area (Records)(Records) (Records)(Records) (Records)(Records) (Records)(Records) (Records)(Records) (Records)(Records) (Records) (Records) (Records) (Rec	NG R site Impro t AS R80F ENT A ENT A ENT A Proto	Yes     [ ESTRIC verments-Type PHALT )NE     DVERSE     DVER	FIONS FIONS F F F CON F C C C C C C C C C C C C C C C C C C	EMA Map Di EMA Map Di DITION ST ST Mone F ST Driveway S Garag Carpo Attach Built-ii TINSPE Oss Living A HE APP HIS REI DITION Yes Yes	Public Public If Yes, descr IS NOTE Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta	Private  Private  //26/2008 //26/2008 //26/
Is the highest and best use of subject property as improved         AND BEST USE OF THE SUBJECT         Utilities       Public         Other (describe)         Electricity	(or as proposed per IS AS IMPR Wata Sari No FEMA irket area? sements, encroachm SIZE TO OT LIMINARY TI CTION CONCRETE Slab Full Basement Partial Basement Partial Basement Partial Basement Partial Basement Concrete Slab Full Basement Concrete Slab Full Basement Concrete Slab Concrete	plans and specification OVED THE F Public Pu	ons) the prese      PRESEN      ic     Other      Q     Yes     Conditions, lan      Conditions, lan      IE AREA      T WAS F      MLS      A      CO      CASE      Mic      Bedrooms      .      ation, renovati      CT PROF      THE SL      ATCH TH      .      , or structural      NCIES O      PERTY.      struction, etc.)	nning ☐ 1 Int use? T USE DL (describe) FEMA Ma FEMA Ma FEMA Ma No If No, d uses, etc.)? . THERE / REVIEWE S ▲ Asse Data Sour Heat Asse Data Sour FWA ☐ Readiant Other Fuel Central A Central	Ilegal (describe JE TO TH  P # 06 describe  ARE NO / D**  Ssment and Tay ce for Gross Liv ing/Cooling  HWBB  GAS ir Conditioning  Washer/Dry 2.0 Bath(s)  etc.).  HE APPR S SIMILAF RIOR OF T  roperty?  SE CONI	) IE ZONI Off-s Stree Alley 037C12 APPARE (Records ing Area (Records ing Area (Records ing Area (Records ing Area (Records ing Area (Records ing Area (Records ing Area (Records ing Area (Records (Records ing Area (Records)(Records) (Records)(Records) (Records)(Records) (Records)(Records) (Records)(Records) (Records)(Records) (Records) (Records) (Records) (Rec	NG R site Impro t AS R80F ENT A ENT A ENT A Proto	Yes     [ ESTRIC verments-Typ PHALT )NE     DVERSI     DVERSI     DVersi     Prior Ins PARCEL Amenities lace(s) # dstove(s) # /Deck P, n     FRON     INGRN     Prior Ins COMPLE TERIOR T, THEN     Square	FIONS FIONS F F F CON F C C C C C C C C C C C C C C C C C C	EMA Map D: Mo DITION DITION ST None ST Driveway S Garag Carpo Carpo Attach Built-in TINSPE OSS Living A HE APP HIS REIF DITION Yes Yes E LIVAE	Public Public If Yes, descr IS NOTE Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Car Sta Property Own Property Own Car Sta Property Own Car Sta	Private  Private  //26/2008 //26/2008 //26/

Freddie Mac Form 2055 March 2005

### Exterior-Only Inspection Residential Appraisal Report

Loan#58260

							ispection					•		File #	2409	_	U		
There are 5 comparable	proper	ties curi	rently o	offered f	or sale			neighborhoo		ng in	price	from \$ 775	5,000		to	\$ 9	75,0	000	
There are 44 comparable	sales		subject	neighbo			-	velve months	s rangin	-			621,00	0		to \$	-	0,000	
FEATURE		SUBJECT	Г		CO	MPARAE	BLE SALE # 1			CO	MPARABI	LE SALE # 2			C	OMPAR	ABLE	SALE # 3	
Address 7001 Quartz Ave	•			7238	Hatille	o Ave			6461	Winne	etka A	ve		6938	Corr	nanch	ne A	ve	
Winnetka, CA 91	306			Winn	etka,	CA 9 <sup>-</sup>	1306		Winn	etka, (	CA 91	306		Winn	netka,	CAS	91 <u>3</u> (	06	
Proximity to Subject				0.34	miles	N			0.75	miles	SW			0.41	miles	s W			
Sale Price	\$						\$	774,000				\$ 73	30,000				\$		785,000
Sale Price/Gross Liv. Area	\$		sq.ft.	\$ 5	582.83	3 sq.ft.			\$ !	581.67	7 sq.ft.			\$	653.0	<b>)8</b> sq.	.ft.		
Data Source(s)				THEM	ILS#SF	R24015	5341MR;DC	DM 5	THEM	ILS#SB	23163	755MR;DOM	4	THEM	/LS#S	R2405	5454	0MR;D	ом 21
Verification Source(s)							T / D# 14					r / D# 4200					<u>ST /</u>	D# 33	
VALUE ADJUSTMENTS	-	DESCRIPTI	ON	DE	SCRIPTIO	ON	+(-) \$ A	djustment	DE	SCRIPTIC	ON	+(-) \$ Adjus	tment	D	ESCRIPT	TION		+(-)\$A	Adjustment
Sales or Financing				ArmL	.th				ArmL	.th				ArmL	_th				
Concessions				Conv	;0				Conv	;0				Conv	/;0				
Date of Sale/Time					24;c01	/24				24;c09/	/23				24;c0	4/24			
Location	N;R			A;Co	mm;			+15,000				+2	25,000	N;Re	es;				
Leasehold/Fee Simple		SIMP	LE		SIMPL	LE				SIMPL	E				SIMF	PLE			
Site	-	8 sf		7,018				+12,200				+1	0,380						+13,050
View	N;R			N;Re					N;Re					N;Re			_		
Design (Style)		;Bunga	alow	1	Bunga	alow				Bunga	low				Bung	alow			
Quality of Construction	Q4			Q4					Q4					Q4					
Actual Age	71			68				0	69				0	71					
Condition	C4	1	1.	C4		1			C4		-			C4	-	1.			-30,000
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths			Total	Bdrms.	-	-		
Room Count	7	3	2.0	7	3	2.1		-7,500		3	2.0			7	3	2.0			
Gross Living Area		1,208	g sq.ft.	-	1,328	3 sq.ft.		-9,600		1,255	5 sq.ft.		0		1,20	92 sq.	.n.		0
Basement & Finished	0sf			0sf					0sf					0sf					
Rooms Below Grade			_																
Functional Utility		RAGE			RAGE					RAGE					RAG				
Heating/Cooling	-	I/CENT		FAU/						CENT					/CEN				
Energy Efficient Items		NE NO	TED	NON	-	TED					TED				IE NC	DTED			
Garage/Carport	2gd2			2ga2				0	2gd2					2ga2			$\square$		0
Porch/Patio/Deck		RCH/P/		POR						CH/PA					CH/P				
FIREPLACES		REPLA	ACE	1 FIR		CE				EPLA	CE				REPL	ACE			
ADDITIONAL	POC	DL		POO	L				NON	E		+2	20,000	NON	IE				+20,000
Net Adjustment (T-1-D				-			¢					¢		-			_		
Net Adjustment (Total)					+		\$	10,100		+	~	۵ و	55,380		+	<u> </u>	\$		3,050
Adjusted Sale Price				Net Adj.		1.3 %	1		Net Adj.		7.6 %	1		Net Adj.			76		
of Osma smith											1.0	•				0.4			
or comparables	a alt i i		10 m 1 - 4 11	Gross Ac		5.7 %		784,100		dj.	7.6 %	\$ 78	35,380			0.4 8.0			788,050
of Comparables I 🔀 did 🗌 did not research the :	sale or tr	ransfer hist	tory of the			5.7 %				dj.	7.6 %	\$ 78	35,380						788,050
or comparables	sale or tr	ransfer hist	tory of the			5.7 %				dj.	7.6 %	\$ 78	35,380						788,050
I did did not research the :				subject p	roperty ar	5.7 <sup>%</sup> nd comp	arable sales. If r	not, explain	Gross Ad		7.6 %		35,380						788,050
I did did not research the : My research X did did not did not research	not revea	l any prior :	sales or tr	subject pr	roperty ar	5.7 <sup>%</sup> nd comp		not, explain	Gross Ad		7.6 %		35,380						788,050
I     idid     idid not research the :       My research     idid     idid idid idid idid idid idid idid id	not revea	l any prior	sales or tr	subject pi ransfers of	roperty ar f the subj	5.7 <sup>%</sup> nd comp ect prope	arable sales. If r erty for the three	not, explain e years prior to	Gross Ad	tive date o	7.6 <sup>%</sup>	praisal.	35,380						788,050
I       did       did not research the :         My research       M did       did not research the :         My research       M did       did not research the :         My research       M did not research the :       M research the :	not revea 1 <b>PAR</b> not revea	l any prior CEL G I any prior	sales or tr QUEST sales or tr	ransfers of ransfers of	roperty ar f the subj	5.7 <sup>%</sup> nd comp ect prope	arable sales. If r	not, explain e years prior to	Gross Ad	tive date o	7.6 <sup>%</sup>	praisal.	35,380						788,050
I       did       did not research the :         My research       Mile       did       did id not research the :         My research       Mile       did       did id not research the :         My research       Mile       did id not research the :       did id not research the :         Data Source(s)       THEMLS /       did Mile       did not research the :         Data Source(s)       THEMLS /       HEMLS /	not revea PAR not revea PAR	I any prior	sales or tr QUEST sales or tr QUEST	ransfers of ransfers of ransfers of	f the subject of the com	5.7 % nd comp ect prope parable s	arable sales. If r erty for the three ales for the yea	not, explain e years prior to ar prior to the o	Gross Ad	tive date o	7.6 <sup>%</sup>	praisal. e sale.	35,380						788,050
I       Image: Second sec	not revea PAR not revea PAR	I any prior	sales or tr QUEST sales or tr QUEST ale or trans	ransfers of ransfers of ransfers of ransfers of Sfer history	f the subject of the com	5.7 % nd comp ect prope parable s	arable sales. If r erty for the three ales for the yea operty and com	not, explain e years prior to ar prior to the o nparable sales	Gross Ad	tive date o	7.6 <sup>%</sup>	praisal. e sale. on page 3).				8.0	% \$	RI E \$415	
I       did       did not research the :         My research       did       did id not research the :         Data Source(s)       THEMLS /         My research       did       did id not research and ana         Data Source(s)       THEMLS /         Report the results of the research and ana       ITEM	not reveal / PAR not reveal / PAR alysis of t	I any prior CEL G I any prior CEL G the prior sa	sales or tr QUEST sales or tr QUEST ale or trans Si	ransfers of ransfers of ransfers of	f the subject of the com	5.7 % nd comp ect prope parable s	arable sales. If r erty for the three ales for the yea operty and com	not, explain e years prior to ar prior to the o	Gross Ad	tive date o	7.6 <sup>%</sup>	praisal. e sale.				8.0	% \$	ABLE SALE	
I       did       did not research the :         My research       did       did did not research the :         Data Source(s)       THEMLS /         My research       did       did did not research and ana         Data Source(s)       THEMLS /         Report the results of the research and ana       ITEM         Date of Prior Sale/Transfer       Item Sale	not reveal / PAR not reveal / PAR alysis of t	I any prior in CEL Q I any prior in CEL Q CEL Q the prior sa 08/19/2	sales or tr QUEST sales or tr QUEST ale or trans SI 2024	ransfers of ransfers of ransfers of ransfers of Sfer history	f the subject of the com	5.7 % nd comp ect prope parable s	arable sales. If r erty for the three ales for the yea operty and com	not, explain e years prior to ar prior to the o nparable sales	Gross Ad	tive date o	7.6 <sup>%</sup>	praisal. e sale. on page 3).				8.0	% \$	ABLE SALE	
I       did       did not research the search the search         My research       did       did did not research the search the search the search         Data Source(s)       THEMLS /         My research       did       did did not research and ana the search ana the search ana the search and ana the search and an	not reveal / PAR not reveal / PAR alysis of t	l any prior CEL Q l any prior CEL Q the prior sa 08/19/1 \$710,0	sales or tr QUEST sales or tr QUEST ale or trans Si 2024 000	ransfers of ransfers of ransfers of F Sfer history UBJECT	f the subju f the com y of the si	5.7 % nd comp ect prope parable s ubject pr	arable sales. If r erty for the three ales for the yea operty and com COM	e years prior to ar prior to the o aparable sales MPARABLE SA	Gross Ac	tive date c	7.6 <sup>%</sup> of this app omparabl	oraisal. e sale. on page 3). COMPARABLE S	ALE #2	Gross A	.dj.	8.0 <sup>1</sup>	% \$		÷ #3
I       Image: Second sec	not reveal / PAR not reveal / PAR alysis of t	any prior a CEL Q any prior a CEL Q the prior sa 08/19/2 \$710,0 THEM	sales or tr QUEST sales or tr QUEST ale or trans SI 2024 D00 LS / P	ransfers of ransfers of ransfers of F Sfer history UBJECT	f the subju f the com y of the si	5.7 % nd comp ect prope parable s ubject pr	arable sales. If r erty for the three ales for the yea operty and com COM THEMLS	a years prior to ar prior to the o aparable sales MPARABLE SA	Gross Ac	tive date of the conditional pr	7.6 <sup>%</sup> of this app omparabl rior sales THEN	oraisal. e sale. on page 3). COMPARABLE S MLS / PARC	ALE #2	Gross A		8.0 COM	% \$ MPARA		÷ #3
I       Image: Comparison of the second	not reveal PAR not reveal PAR alysis of t	any prior a CEL Q any prior a CEL Q the prior sa 08/19/2 \$710,0 THEM 09/10/2	sales or tr QUEST sales or tr QUEST ale or trans SI 2024 000 LS / P 2024	ransfers of ransfers of ransfers of r sfer history UBJECT	f the subj f the com y of the subj EL QU	5.7 % nd comp ect prope parable s ubject pr	arable sales. If r erty for the three ales for the yea operty and com COM	e years prior to ar prior to the o Iparable sales I/PARABLE SA	Gross Ad the effec date of sal (report ad LE #1 EL QU	tive date c le of the co lditional pr	7.6 % of this app omparabl rior sales THEN 09/10	oraisal. e sale. on page 3). COMPARABLE S MLS / PARC /2024	ALE #2	Gross A	dj.	8.0 CON EMLS 0/202	% \$ MPARA 5 / PJ 24	ARCE	#3
I       Image: Construction of the second test in the second test is	not reveal / PAR not reveal / PAR alysis of t f the sub	I any prior CEL C I any prior CEL C the prior sa 08/19/2 \$710,0 THEM 09/10/2 ject proper	sales or tr QUEST sales or tr QUEST ale or trans SI 2024 000 LS / P 2024 ty and cor	ransfers of ransfers of ransfers of ransfers of ransfer history UBJECT PARCE mparable s	f the subj f the com y of the sub EL QU sales	5.7 % nd composition ect proper parable s ubject pr	arable sales. If i inty for the three ales for the yea operty and com CON THEMLS 09/10/202	e years prior to ar prior to the o iparable sales // PARCI 24 THE	Gross Ar o the effec date of sal (report ad LE #1 EL QU E SUB	tive date of the conditional provide the of the conditional provide the condit	7.6 % of this app omparabl rior sales THEN 09/10 PRO	oraisal. e sale. compage 3). compARABLE S //LS / PARC /2024 PERTY HA	ALE #2 CEL QU	Gross A UEST	idj.	8.0 COM EMLS 0/202 ED W	% \$ MPARA 5 / PA 24 /ITH	ARCE	#3 L QUEST E LAST
I       Image: Construction of the second the se	not reveal / PAR not reveal / PAR alysis of t f the sub	I any prior CEL C I any prior CEL C the prior sa 08/19/2 \$710,0 THEM 09/10/2 ject proper	sales or tr QUEST sales or tr QUEST ale or trans SI 2024 000 LS / P 2024 ty and cor	ransfers of ransfers of ransfers of ransfers of ransfer history UBJECT PARCE mparable s	f the subj f the com y of the sub EL QU sales	5.7 % nd composition ect proper parable s ubject pr	arable sales. If i inty for the three ales for the yea operty and com CON THEMLS 09/10/202	e years prior to ar prior to the o iparable sales // PARCI 24 THE	Gross Ar o the effec date of sal (report ad LE #1 EL QU E SUB	tive date of the conditional provide the of the conditional provide the condit	7.6 % of this app omparabl rior sales THEN 09/10 PRO	oraisal. e sale. compage 3). compARABLE S //LS / PARC /2024 PERTY HA	ALE #2 CEL QU	Gross A UEST	idj.	8.0 COM EMLS 0/202 ED W	% \$ MPARA 5 / PA 24 /ITH	ARCE	#3 L QUEST E LAST
I       Image: Construction of the second seco	f the sub	l any prior : CEL C I any prior : CEL C CEL C 08/19/: \$710,0 THEM 09/10/: ject proper THE CO	sales or tr QUEST sales or tr QUEST ale or trans SI 2024 000 LS / P 2024 ty and cor OMPA	e subject pr ransfers of ransfers of r sfer history UBJECT PARCE mparable s	f the subj f the com y of the subj EL QU sales E PR(	5.7 % ect prope parable s ubject pr EST	arable sales. If i erty for the three ales for the yea operty and com CON THEMLS 09/10/202 RTIES HA	e years prior to ar prior to the o uparable sales //PARABLE SA //PARCI 24 THI VE TRA	Gross Ad o the effec date of sal (report ad LE #1 EL QU E SUB NSFE	tive date c ie of the co ditional pr JEST	7.6 % of this app omparabl rior sales THEN 09/10 PRO 0 WITH	oraisal. e sale. compage 3). comparable s //LS / PARC /2024 PERTY HA HIN 12 MOI	ALE #2 CEL QU S TRA	Gross A UEST	Idj.	8.0 COM EMLS 0/202 ED W RANS	% \$ //Para ////////////////////////////////	ARCE	#3 L QUEST E LAST DATE
Image: Search in the search and and in the search and and in the search in the search and and in the search in the search in the search in the search and and in the search in the search in the search and and in the search in the search in the search and and in the search in the search in the search and and in the search in the search in the search and and in the search in the search in the search and and in the search in the sear	10t reveal 1 PAR 10t reveal 1 PAR 1 yes of 1 1 yes of 1 1 the sub 0 F 1 FOR	l any prior : CEL C I any prior : CEL C CEL C 08/19/: \$710,0 THEM 09/10/: ject proper THE C THE S	sales or tr QUEST sales or tr QUEST ale or trans SI 2024 000 LS / P 2024 ty and cor OMPA SUBJE	e subject pr ransfers of ransfers of r sfer history UBJECT PARCE mparable s RABL ECT DO	f the subj f the com y of the subj EL QU sales E PR(	5.7 % ect prope parable s ubject pr EST	arable sales. If i erty for the three ales for the yea operty and com CON THEMLS 09/10/202 RTIES HA	e years prior to ar prior to the o uparable sales //PARABLE SA //PARCI 24 THI VE TRA	Gross Ad o the effec date of sal (report ad LE #1 EL QU E SUB NSFE	tive date c ie of the co ditional pr JEST	7.6 % of this app omparabl rior sales THEN 09/10 PRO 0 WITH	oraisal. e sale. compage 3). comparable s //LS / PARC /2024 PERTY HA HIN 12 MOI	ALE #2 CEL QU S TRA	Gross A UEST	Idj.	8.0 COM EMLS 0/202 ED W RANS	% \$ //Para ////////////////////////////////	ARCE	#3 L QUEST E LAST DATE
Image: Second	10t reveal 1 PAR 10t reveal 1 PAR 1 yes of 1 1 yes of 1 1 the sub 0 F 1 FOR	l any prior : CEL C I any prior : CEL C CEL C 08/19/: \$710,0 THEM 09/10/: ject proper THE C THE S	sales or tr QUEST sales or tr QUEST ale or trans SI 2024 )00 LS / P 2024 ty and cor DMPA SUBJE	e subject pr ransfers of ransfers of r sfer history UBJECT PARCE mparable s RABL ECT DO	f the subj f the com y of the subj EL QU sales E PR(	5.7 % ect prope parable s ubject pr EST	arable sales. If i erty for the three ales for the yea operty and com CON THEMLS 09/10/202 RTIES HA	e years prior to ar prior to the o uparable sales //PARABLE SA //PARCI 24 THI VE TRA	Gross Ad o the effec date of sal (report ad LE #1 EL QU E SUB NSFE	tive date c ie of the co ditional pr JEST	7.6 % of this app omparabl rior sales THEN 09/10 PRO 0 WITH	oraisal. e sale. compage 3). comparable s //LS / PARC /2024 PERTY HA HIN 12 MOI	ALE #2 CEL QU S TRA	Gross A UEST OF TI	Idj.	8.0 COM EMLS 0/202 ED W RANS	% \$ //Para ////////////////////////////////	ARCE	#3 L QUEST E LAST DATE
My research did in did not research the is My research did id not research the is Data Source(s) THEMLS / My research did did id id in Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 36 MONTHS AND NONE LISTED. THE PRIOR TRANSFER THE MLS OR ANY OTHE	not reveal 1 PAR 1 PA	l any prior s CEL Q l any prior s CEL Q the prior sa 08/19/2 \$710,0 THEM 09/10/2 ject proper THE CO THE S JBLIC I	sales or tr QUEST sales or tr QUEST SI 2024 2024 ty and coro 2024 ty and coro 2024 ty and coro 2024 ty and coro 2024 ty and coro 2024 ty and coro 2024	subject p ransfers of r ransfers of f r sfer history UBJECT PARCE mparable s RABL ECT DO NG.	f the subjute of the	5.7 % ect prope parable s ubject pr EST	arable sales. If i erty for the three ales for the yea operty and com CON THEMLS 09/10/202 RTIES HA APPEAR	e years prior to ar prior to the o aparable sales i/PARABLE SA i/PARCI 24 THI VE TRA	Gross Ar the effec tate of sal tate of sal t	tive date c of the cc	7.6 % of this app omparabl nior sales THEN 09/10 PRO 0 WITH ENGT	oraisal. e sale. on page 3). COMPARABLE S /2024 PERTY HA HIN 12 MOI H TRANSA	ALE #2 CEL QU S TRA NTHS CTION	Gross A UEST OF TI N AS I	Indj.	EMLS 0/202 ED W RANS	% \$ MPARA 24 /ITH SAC	ARCE	#3 L QUEST E LAST DATE
My research did in did not research the is My research did id not research the is Data Source(s) THEMLS / My research did did id id in Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 36 MONTHS AND NONE LISTED. THE PRIOR TRANSFER THE MLS OR ANY OTHE Summary of Sales Comparison Approach	10t reveau 1 PAR 1 PA	I any prior CEL C I any prior CEL C the prior sa 08/19/: \$710,0 THEM 09/10/: ject proper THE C THE S JBLIC I	sales or tr UEST sales or tr UEST UEST SI 2024 000 LS / P 2024 ty and cor DMPA COMPA COMPA COMPA	subject p ransfers of of r ransfers of r r sfer histon, uBJECT PARCE mparable s RRABL ECT D( NG, NG, R AN E	f the subji f the subji f the com f the com g of the subji f the com g of the co	5.7 % ect prope parable s ubject pr EST OPEF NOT /	arable sales. If i arty for the three ales for the yea operty and com CON THEMLS 09/10/202 RTIES HA APPEAR E AND TH	e years prior to ar prior to the o aparable sales // PARCI 24 THI VE TRAI TO BE A HOROUG	Gross Ar the effec date of sal (report ad LE #1 EL QL E SUB NSFE NSFE NSFE SH SE	tive date c e of the cc ditional pr JEST	7.6 % of this app omparabl rior sales THEN 09/10 PRO D WITH ENGT	oraisal. e sale. on page 3). COMPARABLE S /2024 PERTY HA HIN 12 MOI H TRANSA	ALE #2 SEL QU S TRA NTHS CTION BLE N	Gross A UEST OF TI N AS I		EMLS 0/202 ED W RANS	% \$ MPARA 5 / P, 24 //TH SAC OT I , TH	ARCE	#3 L QUEST E LAST DATE D ON
My research       did       did not research the i         My research       did       did not research the i         Data Source(s)       THEMLS /         My research       did       did not         Data Source(s)       THEMLS /         Report the results of the research and ana       ITEM         Date of Prior Sale/Transfer       Price of Prior Sale/Transfer         Price of Prior Sale/Transfer       Data Source(s)         Analysis of prior sale or transfer history of 36 MONTHS AND NONE       LISTED.         THE PRIOR TRANSFER       THE MLS OR ANY OTHE         Summary of Sales Comparison Approach       COMPARABLES USED A	10t revea 1 PAR 1 PAR	l any prior CEL Q I any prior CEL Q Me prior sa 08/19// \$710,C THEM 09/10// iext proper THE S JBLIC I JBLIC I JBLIC I	sales or tr UEST sales or tr UEST 2024 000 LS / P 2024 ty and cor DMPA COMPA COMPA COMPA COMPA	subject p ransfers of of r ransfers of r r sfer histon, uBJECT wBARCE mparable s mparable s r RABL ECT DO NG.	f the subji f the subji f the com g of the s sales E PR( OES N EXTER BE TI	5.7 % ect prope parable s ubject pr EST OPEF NOT / NSIVE HE BI	arable sales. If r arable sales. If r rty for the three ales for the yea operty and com COM THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDI	e years prior to ar prior to the o iparable sales // PARCI 24 THI VE TRAI TO BE A HOROUG CATORS	Gross Ar the effect the effect tate of sal (report ad LE #1 EL QL E SUB NSFE NSFE NSFE GH SE S OF N	tive date of the cc of the	7.6 % of this app omparabl ior sales THEN 09/10 7 PRO 9 WITH ENGT 10F # ENGT	oraisal. e sale. compage 3). COMPARABLE S /2024 PERTY HA HIN 12 MOI H TRANSA ALL AVAILA ALUE. FIVE	ALE #2 SEL QU S TRA NTHS CTION BLE M OF TI	UEST UEST NSFI NASI MARK		EMLS COM EMLS 0/202 ED W RANS AS NO ATA, ARAE	% \$ MPARA 3 / P. 24 //TH SAC OT I SAC	ARCE IN TH TION LISTEI E S HAV	E LAST D ON
My research did not research the : My research did id not research the : My research did id id id id Data Source(s) THEMLS / My research did did id id id Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 36 MONTHS AND NONE LISTED. THE PRIOR TRANSFER THE MLS OR ANY OTHE Summary of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW. THE	tot revea PAR PAR PAR PAR Ilysis of 1 f the sub OF 1 FOR R PL ARE ( EY AR	l any prior CEL C I any prior CEL G Me prior sa 08/19// \$710,C THEM 09/10// iet proper THE C JBLIC I JBLIC I JBLIC I JBLIC SIM	sales or tr QUEST sales or tr le or trans Si 2024 000 LS / P 2024 ty and corr OMPA SUBJE LISTIN LISTIN LISTIN LISTIN	subject p ransfers of of r ransfers of r r sfer histon, uBJECT uBJECT mparable s r RABL ECT DO NG. R A N E ECT DO NG.	the subjurged of the su	5.7 % nd comp ect prope parable s ubject pr EST OPEF NOT / NSIVI HE BI GE, AN	arable sales. If r arable sales. If r inty for the three ales for the yea operty and com COM THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDI ND AMEN	e years prior to ar prior to the o iparable sales // PARCI 24 THI VE TRAI TO BE A HOROUC CATORS IITIES. A	Gross Ar b the effec date of sal (report ad LE #1 EL QL EL QL ESUBE SOF N AR SGH SE SOF N	tive date c e of the cc ditional pr JEST JJECT RRED MS LE ARCH MARKE	7.6 % order this appropriate the second seco	oraisal. e sale. compage 3). COMPARABLE S /2024 PERTY HA HIN 12 MOI H TRANSA ALL AVAILA ALUE. FIVE AVE BEEN	ALE #2 SEL QU S TRA S TRA CTION CTION ABLE N OF TI MAD	UEST UEST NAS I MARK HE CO E FOF		EMLS COM EMLS 0/202 ED W RANS AS NO ATA, ARAE	% \$ MPARA 3 / P. 24 //TH SAC OT I SAC	ARCE IN TH TION LISTEI E S HAV	E LAST D ON
Image: Second	tot revea PAR PAR PAR PAR PAR PAR COF 1 FOR R PL ARE ( CY AR COND	l any prior CEL C I any prior CEL G Me prior sa 08/19// \$710,C THEM 09/10// iect proper THE C THE S BLIC I // CONSI E SIM ITION,	sales or tr QUEST sales or tr QUEST QUEST Sales or trans S 2024 000 LS / P 2024 ty and coor OMPA SUBJE LISTIN SUBJE LISTIN AFTEF DERE ILAR I SQU/	ransfers of ransfers of ransfers of r ransfers of of r r r r r r r r r r r r r	the subjuttion of the subjuttin of the subjuttion of the subjuttion of the subjuttin	5.7 % nd comp ect prope parable s ubject pr EST OPEF NOT / NSIVE HE BI GE, AN AGE, A	arable sales. If i inty for the three ales for the yea operty and com COM THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDI( ND AMEN BATHRO	e years prior to ar prior to the o iparable sales // PARCI 24 THI VE TRAI TO BE A HOROUG CATORS ITTIES. A YOM COU	Gross Ar b the effec date of sal (report ad LE #1 EL QL EL QL ESUBE SOF N AR SGH SE SOF N	tive date c e of the cc ditional pr JEST JJECT RRED MS LE ARCH MARKE	7.6 % order this appropriate the second seco	oraisal. e sale. compage 3). COMPARABLE S /2024 PERTY HA HIN 12 MOI H TRANSA ALL AVAILA ALUE. FIVE AVE BEEN	ALE #2 SEL QU S TRA S TRA CTION CTION ABLE N OF TI MAD	UEST UEST NAS I MARK HE CO E FOF		EMLS COM EMLS 0/202 ED W RANS AS NO ATA, ARAE	% \$ MPARA 3 / P. 24 //TH SAC OT I SAC	ARCE IN TH TION LISTEI E S HAV	E LAST D ON
My research       did       did not research the i         My research       did       did not research the i         Data Source(s)       THEMLS /         My research       did       did not         Data Source(s)       THEMLS /         Data Source(s)       THEMLS /         Date of Prior Sale/Transfer       Price of Prior Sale/Transfer         Price of Prior Sale/Transfer       Data Source(s)         Analysis of prior sale or transfer history of 36 MONTHS AND NONE       LISTED.         THE PRIOR TRANSFER       THE MLS OR ANY OTHE         Summary of Sales Comparison Approach       COMPARABLES USED A         CLOSED ESCROW. THE       CLOSED ESCROW. THE	tot revea PAR PAR PAR PAR PAR PAR COF 1 FOR R PL ARE ( CY AR COND	l any prior CEL C I any prior CEL G Me prior sa 08/19// \$710,C THEM 09/10// iect proper THE C THE S BLIC I // CONSI E SIM ITION,	sales or tr QUEST sales or tr QUEST QUEST Sales or trans S 2024 000 LS / P 2024 ty and coor OMPA SUBJE LISTIN SUBJE LISTIN AFTEF DERE ILAR I SQU/	ransfers of ransfers of ransfers of r ransfers of of r r r r r r r r r r r r r	the subjuttion of the subjuttin of the subjuttion of the subjuttion of the subjuttin	5.7 % nd comp ect prope parable s ubject pr EST OPEF NOT / NSIVE HE BI GE, AN AGE, A	arable sales. If i inty for the three ales for the yea operty and com COM THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDI( ND AMEN BATHRO	e years prior to ar prior to the o iparable sales // PARCI 24 THI VE TRAI TO BE A HOROUG CATORS ITTIES. A YOM COU	Gross Ar b the effec date of sal (report ad LE #1 EL QL EL QL ESUBE SOF N AR SGH SE SOF N	tive date c e of the cc ditional pr JEST JJECT RRED MS LE ARCH MARKE	7.6 % order this appropriate the second seco	oraisal. e sale. compage 3). COMPARABLE S /2024 PERTY HA HIN 12 MOI H TRANSA ALL AVAILA ALUE. FIVE AVE BEEN	ALE #2 SEL QU S TRA S TRA CTION CTION ABLE N OF TI MAD	UEST UEST NAS I MARK HE CO E FOF		EMLS COM EMLS 0/202 ED W RANS AS NO ATA, ARAE	% \$ MPARA 3 / P. 24 //TH SAC OT I SAC	ARCE IN TH TION LISTEI E S HAV	E LAST D ON
Image: Second	tot revea PAR PAR PAR PAR PAR PAR COF 1 FOR R PL ARE ( CY AR COND	l any prior CEL C I any prior CEL G Me prior sa 08/19// \$710,C THEM 09/10// iect proper THE C THE S BLIC I // CONSI E SIM ITION,	sales or tr QUEST sales or tr QUEST QUEST Sales or trans S 2024 000 LS / P 2024 ty and coor OMPA SUBJE LISTIN SUBJE LISTIN AFTEF DERE ILAR I SQU/	ransfers of ransfers of ransfers of r ransfers of of r r r r r r r r r r r r r	the subjuttion of the subjuttin of the subjuttion of the subjuttion of the subjuttin	5.7 % nd comp ect prope parable s ubject pr EST OPEF NOT / NSIVE HE BI GE, AN AGE, A	arable sales. If i inty for the three ales for the yea operty and com COM THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDI( ND AMEN BATHRO	e years prior to ar prior to the o iparable sales // PARCI 24 THI VE TRAI TO BE A HOROUG CATORS ITTIES. A YOM COU	Gross Ar b the effec date of sal (report ad LE #1 EL QL EL QL ESUBE SOF N AR SGH SE SOF N	tive date c e of the cc ditional pr JEST JJECT RRED MS LE ARCH MARKE	7.6 % order this appropriate the second seco	oraisal. e sale. compage 3). COMPARABLE S /2024 PERTY HA HIN 12 MOI H TRANSA ALL AVAILA ALUE. FIVE AVE BEEN	ALE #2 SEL QU S TRA S TRA CTION CTION ABLE N OF TI MAD	UEST UEST NAS I MARK HE CO E FOF		EMLS COM EMLS 0/202 ED W RANS AS NO ATA, ARAE	% \$ MPARA 3 / P. 24 //TH SAC OT I SAC	ARCE IN TH TION LISTEI E S HAV	E LAST D ON
Image: Second	tot revea PAR PAR PAR PAR PAR PAR COF 1 FOR R PL ARE ( CY AR COND	l any prior CEL C I any prior CEL G Me prior sa 08/19// \$710,C THEM 09/10// iect proper THE C THE S BLIC I // CONSI E SIM ITION,	sales or tr QUEST sales or tr QUEST QUEST Sales or trans S 2024 000 LS / P 2024 ty and coor DMPA SUBJE LISTIN SUBJE LISTIN LISTIN LISTIN SUJ/	ransfers of ransfers of ransfers of r ransfers of of r r r r r r r r r r r r r	the subjuttion of the subjuttin of the subjuttion of the subjuttion of the subjuttin	5.7 % nd comp ect prope parable s ubject pr EST OPEF NOT / NSIVE HE BI GE, AN AGE, A	arable sales. If i inty for the three ales for the yea operty and com COM THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDI( ND AMEN BATHRO	e years prior to ar prior to the o iparable sales // PARCI 24 THI VE TRAI TO BE A HOROUG CATORS ITTIES. A YOM COU	Gross Ar b the effec date of sal (report ad LE #1 EL QL EL QL ESUBE SOF N AR SGH SE SOF N	tive date c e of the cc ditional pr JEST JJECT RRED MS LE ARCH MARKE	7.6 % order this appropriate the second seco	oraisal. e sale. compage 3). COMPARABLE S /2024 PERTY HA HIN 12 MOI H TRANSA ALL AVAILA ALUE. FIVE AVE BEEN	ALE #2 SEL QU S TRA S TRA CTION CTION ABLE N OF TI MAD	UEST UEST NAS I MARK HE CO E FOF		EMLS COM EMLS 0/202 ED W RANS AS NO ATA, ARAE	% \$ MPARA 3 / P. 24 //TH SAC OT I SAC	ARCE IN TH TION LISTEI E S HAV	E LAST D ON
Image: Second	the subject of the su	l any prior CEL C I any prior CEL G Me prior sa 08/19// \$710,C THEM 09/10// iect proper THE C THE S BLIC I // CONSI E SIM ITION,	sales or tr QUEST sales or tr IVUEST ie or trans SI 2024 ty and cor 2024 ty an	ransfers of r ransfers of r ransfers of r sfer history UBJECT PARCE mparable s RABL ECT DO NG. R AN E ED TO IN SIZ ARE F AADDIT	the subjurged of the su	5.7 % nd comp ect prope parable s ubject pr EST OPEF NOT / NSIVE HE BI GE, AN AGE, A	arable sales. If i inty for the three ales for the yea operty and com COM THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDI( ND AMEN BATHRO	e years prior to ar prior to the o iparable sales // PARCI 24 THI VE TRAI TO BE A HOROUG CATORS ITTIES. A YOM COU	Gross Ar b the effec date of sal (report ad LE #1 EL QL EL QL ESUBE SOF N AR SGH SE SOF N	tive date c e of the cc ditional pr JEST JJECT RRED MS LE ARCH MARKE	7.6 % order this appropriate the second seco	oraisal. e sale. compage 3). COMPARABLE S /2024 PERTY HA HIN 12 MOI H TRANSA ALL AVAILA ALUE. FIVE AVE BEEN	ALE #2 SEL QU S TRA S TRA CTION CTION ABLE N OF TI MAD	UEST UEST NAS I MARK HE CO E FOF		EMLS COM EMLS 0/202 ED W RANS AS NO ATA, ARAE	% \$ MPARA 3 / P. 24 //TH SAC OT I SAC	ARCE IN TH TION LISTEI E S HAV	E LAST D ON
My research did id not research the : My research did id not research the : My research did id id in Data Source(s) THEMLS / My research did id id id in Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 36 MONTHS AND NONE LISTED. THE PRIOR TRANSFER THE MLS OR ANY OTHE Summary of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW. THE LOCATION, LOT SIZE, C SEE SUPPLEMENTAL AI	the sub- f the sub- f the sub- f CF 1 FOR FOR ER PL COND DDEM	any prior CEL C any prior CEL C any prior CEL C any prior ST10. (C S	sales or tr QUEST sales or tr IVUEST ie or trans SI 2024 ty and cor 2024 ty an	subject p ransfers of r ransfers of r sfer history UBJECT PARCE PARCE PARCE RABL CT DO NG. RAN E CT DO NG. RAN E ARE F ADDT IN SIZ ARE F ADDIT	the subjurt the subjurt the com the co	5.7 % nd comp ect prope parable s ubject pro- ubject pro- ubject pro- DPEF NOT / NSIVI HE BI BE, AN AGE, L CO	arable sales. If i erty for the three ales for the yea operty and com CON THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDI ND AMEN BATHRO MMENTS	e years prior to ar prior to the o aparable sales APARABLE SA APARABLE SA APAR	Gross Ar the effec date of sal (report ad LE #1 EL QL E SUB NSFE S OF N DJUS JNT, E	tive date c e of the cc ditional pr JEST JJECT RRED MS LE ARCH MARKI BEDRC	7.6 % of this app omparabl for sales THEN 09/10 PRO VWITF ENGT VWITF ENGT	oraisal. e sale. compage 3). comparable s nLS / PARC /2024 PERTY HA HIN 12 MOI H TRANSA HIN 12 MOI H TRANSA LUE. FIVE AVE BEEN COUNT AN	ALE #2 CEL QL S TRA NTHS CTION OF TI MADI ID PO	UEST UEST OF TI MARK HE CO E FOF OL.	THE 09/1 ERRE HE TI CET D OMP/ R DIF	8.0 COM EMLS 0/202 ED W RANS AS NO ATA, ARAE FERI	% \$ MPARA 3 / P. 24 //TH SAC OT I SAC	ARCE IN TH TION LISTEI E S HAV CES IN	E LAST D ON
Image: Comparison of the second se	the sub- difference of	a any prior CEL C any prior CEL C any prior CEL C any prior ST10,C THEM 09/10// piet proper THE CC THE S JBLIC I JBLIC I JB	sales or tr QUEST sales or tr lie or trans SI 2024 000 LS / P 2024 ty and coro DMPA SUBJE LISTIN AFTEF DERE ILAR 1 SQU/ FOR / SQU/ FOR /	subject p ransfers of f ransfers of f r sfer history WBJECT ARCE MBARDE RABL CT DO NG. R AN E ECT DO IN SIZ ARE F ADDIT	the subjurged of the su	5.7 % nd comp ect prope parable s s ubject pr EST EST OPEF NOT / NSIVI NSIVI NSIVI NSIVI NSIVI AGE, AI AGE,	arable sales. If i irty for the three ales for the yea operty and com CON THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDI ND AMEN BATHRO MMENTS	e years prior to ar prior to the o aparable sales APARABLE SA APARABLE SA APAR	Gross Ar the effec date of sal (report ad LE #1 EL QL E SUB NSFE NSFE NSFE S OF N DJUS JNT, E d)\$	tive date c e of the cc ditional pr JEST JJECT RRED MS LE MS LE MARKE TMEN BEDRC	7.6 % of this app omparabl fior sales THEN 09/10 PRO 0 WITH ENGT VA NTS H OOM	oraisal. e sale. compage 3). COMPARABLE S MLS / PARC /2024 PERTY HA HIN 12 MOI H TRANSA ALL AVAILA ALL AVAILA ALL AVAILA AVE BEEN COUNT AN COUNT AN COUNT AN	ALE #2 CEL QL S TRA S TR	UEST UEST OF TI MARK HE CO E FOF OL.	IT HE Og/1 ERRE HE TI ERRE HE TI SET D OMP/ R DIF	8.0 COM COM EMLS 0/202 ED W RANS AS NO AS NO ATA, ARAE FERI 0)\$	% \$ MPARA 3 / P/ 24 MITH SAC OT I SAC	ARCE IN TH TION LISTE E S HAV CES IN	E LAST DATE
I       did       did not research the :         My research       Mid       did id not research the :         Data Source(s)       THEMLS /         My research       did       Mid Mid Mid id not research and ana ITEM         Date Source(s)       THEMLS /         Price of Prior Sale/Transfer       Price of Prior Sale/Transfer         Data Source(s)       Effective Data Source(s)         Analysis of prior sale or transfer history of       36 MONTHS AND NONE         LISTED.       THE PRIOR TRANSFER         THE MLS OR ANY OTHE       Summary of Sales Comparison Approach         COMPARABLES USED A       CLOSED ESCROW. THE         LOCATION, LOT SIZE, C       SEE SUPPLEMENTAL AI         Indicated Value by Sales Comparison App       Indicated Value by Sales Comparison App         Indicated Value by Sales Comparison App       MARKET APPROACH RE	the sub- f the sub- f the sub- f the sub- corf 1 FOR FOR ER PL COND DDEN FOR ARE (C COND DDEN FOR COND DDEN	I any prior CEL C I any prior CEL C Interprior sa 08/19// \$710,C THEM 09/10// THEM 09/10// THE CC THE CC THE S JBLIC I JBLIC I JBLI	sales or tr QUEST sales or tr le or trans S 2024 000 LS / P 2024 1000 LS / P 2024 1000 LS / P 2024 1000 LS / P 2024 1000 LS / P 1000 LS /	subject p ransfers of of r ransfers of of r sfer history wBJECT PARCE r r ARCE r r ARCE r r ARCE r r ARCE r r ARCE r r ARCE r r ARCE r r sfer history r ARCE r r sfer history r r ARCE r r sfer history r r ARCE r r sfer history r r ARCE r r sfer history r r r sfer history r r r sfer history r r r sfer history r r r sfer history r r r sfer history r r r r sfer history r r r r r r r r r r r r r r r r r r	the subjurged the subjurged the com y of the s sales E PR( DES I E PR( DES I E AG COT/ TONA	5.7 % nd comp ect prope parable s ubject pro- ubject pro- EST OPEF NOT / NSIVI HE BI SE, AN AGE, L CO	arable sales. If i erty for the three ales for the yea operty and com CON THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDI ND AMEN BATHRO MMENTS Cost Approact RELIABL	e years prior to a years prior to a parable sales APARABLE SA APARABLE SA APAR	Gross Ar the effec date of sal (report ad LE #1 EL QL E SUB NSFE S OF N DJUS JNT, E d)\$	tive date c e of the cc ditional pr JEST JJJECT RRED MS LE MS LE ARCH MARKE TMEN BEDR( 7 7 7 7 7	7.6 % ord this appropriate of this appropriate	oraisal. e sale. on page 3). COMPARABLE S MLS / PARC /2024 PERTY HA H TRANSA H TRANSA H TRANSA ALL AVAILA ALL AVAILA AVE BEEN COUNT AN COUNT AN 1000 100	ALE #2 EEL QI S TRA NTHS CTION MADI ID PO	UEST UEST OF TI MARK HE CO E FOF OL.	IT HE Og/1 ERRE HE TI ERRE HE TI SET D OMP/ R DIF	8.0 COM COM EMLS 0/202 ED W RANS AS NO AS NO ATA, ARAE FERI 0)\$	% \$ MPARA 3 / P/ 24 MITH SAC OT I SAC	ARCE IN TH TION LISTE E S HAV CES IN	E LAST DATE
I did did not research the i      My research did did not research the i      Data Source(s) THEMLS /      My research did did not research and ana     TEM     Data Source(s) THEMLS /      Report the results of the research and ana     TEM     Date of Prior Sale/Transfer     Price of Prior Sale/Transfer     Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of     36 MONTHS AND NONE LISTED.     THE PRIOR TRANSFER     THE MLS OR ANY OTHE     Summary of Sales Comparison Approach     COMPARABLES USED A     CLOSED ESCROW. THE     LOCATION, LOT SIZE, C     SEE SUPPLEMENTAL AI     Indicated Value by Sales Comparison Approach     MARKET APPROACH RE     MORTGAGE FINANCE T	the sub- f the sub- f the sub- f the sub- corf 1 FOR FOR ER PL COND DDEN FOR ARE (C COND DDEN FOR COND DDEN	I any prior CEL C I any prior CEL C Interprior sa 08/19// \$710,C THEM 09/10// THEM 09/10// THE CC THE CC THE S JBLIC I JBLIC I JBLI	sales or tr QUEST sales or tr le or trans S 2024 000 LS / P 2024 1000 LS / P 2024 1000 LS / P 2024 1000 LS / P 2024 1000 LS / P 1000 LS /	subject p ransfers of of r ransfers of of r sfer history wBJECT PARCE r r ARCE r r ARCE r r ARCE r r ARCE r r ARCE r r ARCE r r ARCE r r sfer history r ARCE r r sfer history r r ARCE r r sfer history r r ARCE r r sfer history r r ARCE r r sfer history r r r sfer history r r r sfer history r r r sfer history r r r sfer history r r r sfer history r r r r sfer history r r r r r r r r r r r r r r r r r r	the subjurged the subjurged the com y of the s sales E PR( DES I E PR( DES I E AG COT/ TONA	5.7 % nd comp ect prope parable s ubject pro- ubject pro- EST OPEF NOT / NSIVI HE BI SE, AN AGE, L CO	arable sales. If i erty for the three ales for the yea operty and com CON THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDI ND AMEN BATHRO MMENTS Cost Approact RELIABL	e years prior to a years prior to a parable sales APARABLE SA APARABLE SA APAR	Gross Ar the effec date of sal (report ad LE #1 EL QL E SUB NSFE S OF N DJUS JNT, E d)\$	tive date c e of the cc ditional pr JEST JJJECT RRED MS LE MS LE ARCH MARKE TMEN BEDR( 7 7 7 7 7	7.6 % ord this appropriate of this appropriate	oraisal. e sale. on page 3). COMPARABLE S MLS / PARC /2024 PERTY HA H TRANSA H TRANSA H TRANSA ALL AVAILA ALL AVAILA AVE BEEN COUNT AN COUNT AN 1000 100	ALE #2 EEL QI S TRA NTHS CTION MADI ID PO	UEST UEST OF TI MARK HE CO E FOF OL.	IT HE Og/1 ERRE HE TI ERRE HE TI SET D OMP/ R DIF	8.0 COM COM EMLS 0/202 ED W RANS AS NO AS NO ATA, ARAE FERI 0)\$	% \$ MPARA 3 / P/ 24 MITH SAC OT I SAC	ARCE IN TH TION LISTE E S HAV CES IN	E LAST DATE
	Int reveal A PAR I PA	l any prior CEL C I any prior CEL C Iny prior CEL C Iny prior STOLE STOLE I AND I A	sales or tr QUEST sales or tr le or trans S 2024 000 LS / P 2024 ty and cor DMPA SUBJE LISTIN AFTEF DERE ILLAR I LISTIN FOR / THE B ON OI	subject p ransfers of r ransfers of of r sfer history UBJECT PARCE mparable s RABL ECT DO NG. RAN E ECT DO IN SIZ ARE F ADDIT IN SIZ ARE F ADDIT IN SIZ ST A NLY. 1	the subjuttion of the subjuttin of the subjuttion of the subjuttion of the subjuttin	5.7 % nd comp ect prope parable s ubject pr EST NOT / NSIVI HE BI GE, AN AGE, L CO	arable sales. If i inty for the three ales for the yea operty and com COM THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDI ND AMEN BATHRO MMENTS Cost Approach RELIABL DRT IS NC	e years prior to ar prior to the o ar prior to t	Gross Ar the effec date of sal (report ad (report ad EL QL EL QL EL QL EL QL SUB SUB SUB SUB SUB SUB SUB SUB	tive date c e of the cc ditional pr JEST JJECT RRED MS LE ARCH MARKI TMEN BEDRC 7 7 7 5 APPI FOR	7.6 % ord this app or this app or this app or the second or the second or the second o	oraisal. e sale. compage 3). comparable s /2024 PERTY HA HIN 12 MOI H TRANSA ALL AVAILA ALL AVAILA ALL FIVE AVE BEEN COUNT AN COUNT AN COUNT AN COUNT AN COUNT AN	ALE #2 SEL QU S TRA S TRA CTION OF TI MADI ID PO T IS IN E.	UEST UEST ANSFI OF TI N AS I MARK HE CO E FOF OL.	IT W/	8.0 COM EMLS 0/202 ED W RANS AS NO PATA, ARAE FERI	% \$ MPAR/ 3 / P/ 24 71TH SAC OT I SAC OT I SAC USI	ARCE IN TH TION LISTEI E S HAV CES IN CES IN	E LAST DATE
	int reveal / PAR 1/	I any prior CEL G any prior CEL G the prior sa 08/19/7 \$710,C THEM 09/10// iet proper THE CC THE S JBLIC I JBLIC I JBLIC I CONSI E SIM ITION, NDUM h \$ SACTI SACTI	sales or tr QUEST sales or tr lie or trans Si 2024 ty and cor DMPA SUBJE LISTIN AFTEF DERE LLSTIN FOR / FOR / THE B ON O	subject p ransfers of r ransfers of r sfer history UBJECT PARCE PARCE RARE CT DO NG. RAN E D TO IN SIZ ARE F ADDIT NSIZ ARE F ADDIT 85,000 7855 2557 A NLY. 1 complet	the subju- f the subju- f the com y of the si e QU sales E PR( OES I E TI E, AG COT/ TIONA D 5,000 AND N FHIS F	5.7 % d comp ect prope ect prope parable s ubject pr EST OPEF NOT / NSIVI HE BI BE, AN AGE, L CO MOST REPC r plans	arable sales. If i inty for the three ales for the yea operty and com COM THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDIO ND AMEN BATHRO MMENTS Cost Approact RELIABL RT IS NC	e years prior to ar prior to the o ar prior to t	Gross Ar the effec tate of sal (report ad LE #1 EL QL EL QL EL QL MNAR SH SE S OF M DJUS JNT, E Of S A. THIS NDED 1 the	tive date c e of the co ditional pr JEST JECT RRED MS LE ARCH MARKI TMEN BEDRO T 7 7 7 3 APPI FOR	7.6 % ord this app omparabl for sales THEN 09/10 PRO 9/10	oraisal. e sale. on page 3). COMPARABLE S MLS / PARC /2024 PERTY HA HIN 12 MOI H TRANSA ALL AVAILA ALL AVAILA ALL EPOR OTHER US rypothetical con	ALE #2 EL QU S TRA NTHS CTION CTION MADI ID PO ID PO ID PO ID PO ID PO ID FII MADI ID PO ID FII ID SIN E.	Gross A A UEST ANSFI OF TI N AS I MARK HE CC E FOF OL.	IT WA	8.0 COM EMLS 0/202 ED W RANS AS NO AAS NO FERI	% \$ MPAR/ 3 / P/ 24 71TH SAC OT I SAC OT I SAC USI	ARCE IN TH TION LISTE S HAV CES IN CES IN	E LAST DATE D ON
	not reveal / PAR ot reveal / PAR / P	I any prior CEL G I any prior CEL G I any prior CEL G I any prior O8/19// \$710.C THEM O9/10/ iest proper THE S BELC I I THEM O9/10/ CONSI E SIM TTION, NDUM h \$ RED 1 SACTI SACTI SUBJ Ing repai	sales or tr QUEST sales or tr lie or trans Si 2024 ty and cor DMPA SUBJE LISTIN AFTEF DERE LLSTIN FOR / FOR / THE B ON O	subject p ransfers of r ransfers of r sfer history UBJECT PARCE PARCE PARCE CT DU NG. RANE ECT DU NG. RANE COT DU NG. RANE ECT DU NG. RANE COT DU NG. RANE COT DU NG. RANE COT DU NG. RANE COT DU NG. RANE COT DU RANE COT COT RANE COT RANE COT	the subjurt of the su	5.7 % d comp ect prope parable s ubject pr EST OPEF NOT / NSIVI HE BI BE, AN AGE, AL CO IOST REPC r plans the ba:	arable sales. If i inty for the three ales for the yea operty and com COM THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDIO ND AMEN BATHRO MMENTS Cost Approact RELIABL RT IS NC	e years prior to e years prior to ar prior to the o parable sales APARABLE SA 24 TO BE A TO BE A HOROUG CATORS IITIES. A HOROUG CATORS IITIES. A HOROUG CATORS IITIES. A HOROUG CATORS IITIES A HOROUG IITIES A HOROUG II	Gross Ar the effec tate of sal (report ad LE #1 EL QL EL QL EL QL ESUE NSFE NSFE SOF N DJUS UNT, E O O S NDED 1 the condition	tive date c e of the cc ditional pr JEST JJECT RRED MS LE MS LE ARCH MARKI TMEN BEDRC TO FOR	7.6 % omparabl omparabl for sales THEN 09/10 PRO 0 WITH ENGT ENGT 10F A ET VA UTS H OOM	oraisal. e sale. on page 3). COMPARABLE S MLS / PARC /2024 PERTY HA HIN 12 MOI H TRANSA ALL AVAILA ALL AVAILA ALL AVAILA ALL AVAILA ALL EEN COUNT AN COUNT AN COUNT AN AL REPOR OTHER US vypothetical con airs or alterati	ALE #2 EL QU S TRA NTHS CTION CTION MADI ID PO ID PO ID PO ID PO ID PO ID FII MADI ID PO ID FII ID SIN E.	Gross A A UEST ANSFI OF TI N AS I MARK HE CC E FOF OL.	IT WA	8.0 COM EMLS 0/202 ED W RANS AS NO AS NO AAS NO FERI	% \$ MPARA i / PJ 24 //TH SAC OT I SAC OT I USI USI USI	ARCE IN TH TION LISTE S HAV CES IN CES IN	E LAST DATE DON
	not reveal / PAR ot reveal / PAR / P	I any prior CEL G I any prior CEL G I any prior CEL G I any prior O8/19// \$710.C THEM O9/10/ iest proper THE S BELC I I THEM O9/10/ CONSI E SIM TTION, NDUM h \$ RED 1 SACTI SACTI SUBJ Ing repai	sales or tr QUEST sales or tr UUEST le or trans S 2024 ty and cor OMPA QUO QUO LISTIN AFTEF DERE LLAR 1 SQUJ FOR 7 THE B ON OI ject to rs or	subject p ransfers of r ransfers of r sfer history UBJECT PARCE PARCE PARCE CT DU NG. RANE ECT DU NG. RANE COT DU NG. RANE ECT DU NG. RANE COT DU NG. RANE COT DU NG. RANE COT DU NG. RANE COT DU NG. RANE COT DU RANE COT COT RANE COT RANE COT	the subjurt of the su	5.7 % d comp ect prope parable s ubject pr EST OPEF NOT / NSIVI HE BI BE, AN AGE, AL CO IOST REPC r plans the ba:	arable sales. If i erty for the three ales for the yea operty and com COM THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDIO ND AMEN BATHRO MMENTS Cost Approach RELIABL DRT IS NC	e years prior to e years prior to ar prior to the o parable sales APARABLE SA 24 TO BE A TO BE A HOROUG CATORS IITIES. A HOROUG CATORS IITIES. A HOROUG CATORS IITIES. A HOROUG CATORS IITIES A HOROUG IITIES A HOROUG II	Gross Ar the effec tate of sal (report ad LE #1 EL QL EL QL EL QL ESUE NSFE NSFE SOF N DJUS UNT, E O O S NDED 1 the condition	tive date c e of the cc ditional pr JEST JJECT RRED MS LE MS LE ARCH MARKI TMEN BEDRC TO FOR	7.6 % omparabl omparabl for sales THEN 09/10 PRO 0 WITH ENGT ENGT 10F A ET VA UTS H OOM	oraisal. e sale. on page 3). COMPARABLE S MLS / PARC /2024 PERTY HA HIN 12 MOI H TRANSA ALL AVAILA ALL AVAILA ALL AVAILA ALL AVAILA ALL EEN COUNT AN COUNT AN COUNT AN AL REPOR OTHER US vypothetical con airs or alterati	ALE #2 EEL QU S TRA NTHS CTION OF TI MADD ID PO ID PO ID PO ID PO ID FI ID	Gross A A UEST ANSFI OF TI N AS I MARK HE CC E FOF OL.	IT WA	8.0 COM EMLS 0/202 ED W RANS AS NO AAS NO FERI	% \$ MPARA i / PJ 24 //TH SAC OT I SAC OT I USI USI USI	ARCE IN TH TION LISTE S HAV CES IN CES IN	E LAST DATE D ON
I       did       did not research the :         My research       did id not research the :         Data Source(s)       THEMLS /         My research       did id	the sub- of reveal part of reveal part of the sub- of the sub- of the sub- of the sub- of the sub- of the sub- cond part of the sub- cond part of the sub-	I any prior CEL C I any prior STILL I I ANY I AN	sales or tr QUEST sales or tr le or trans S1 2024 000 LS / P 2024 ty and coro DMPA S2024 ty and coro DMPA S2024 ty and coro DMPA S2024 ty and coro DMPA S2024 ty and coro S2024 ty and coro S202	subject p ransfers of r ransfers of r sfer history UBJECT PARCE mparable s RABL ECT DO NG. RAN E ECT DO NG. RAN E S ARE F ADDIT IN SIZ ARE F ADDIT S S S S S S S S S S S S S S S S S S S	the subjuttion of the subjutti	5.7 % d comp ect prope parable s ubject pro EST OPEF NOT / NSIVI HE BI GE, AN AGE, LL CO MOST REPC r plans the baa that th subject	arable sales. If i inty for the three ales for the yea operty and com COM THEMLS 09/10/202 RTIES HA APPEAR E AND TH EST INDI ND AMEN BATHRO MMENTS Cost Approach RELIABL DRT IS NCC and specisis of a h a condition property fr	e years prior to ar prior to the o iparable sales // PARCI 24 TH VE TRAI TO BE A HOROUG CATORS ITTIES. A OOM COU S. ITTIES. A OOM COU S.	Gross Ar the effec the effec (report ad (report ad EL #1 EL QL EL #1 EL QL EL #1 OF NSFE SOF N DJUS JUT, E OF N DJUS JUT, E Condition (of entire Condition (of entire Condition (of entire Condition (of entire (of entire)) (of entire (of entire)) (of entire)) (of entire (of ent	tive date c e of the cc ditional pr JEST JJECT RRED MS LE ARCH MARKI TMEN MS LE ARCH MARKI TMEN S a APPI FOR s not s reet,	7.6 % ord this app ormparable for sales THEN 09/10 PRO PRO PRO PRO PRO PRO PRO PRO PRO PRO	oraisal. e sale. on page 3). COMPARABLE S ALS / PARC /2024 PERTY HA H TRANSA H TRANSA ALL AVAILA ALL AVAILA ALL FIVE AVE BEEN COUNT AN COUNT AN	ALE #2 EL QU S TRA S TRA CTION CTION OF TI MADI ID PO T IS IN E. dition th ors hav repair: work,	Gross A A UEST ANSFI OF TI N AS I MARK HE CO E FOF OL. ach (if de NTENI ach (if de NTENI at the re been stateme	IT W/ IT W/ IT W/ R DIF	8.0 CON EMLS 0/202 ED W RANS AS NO AS NO PATA, ARAE FERI 0)\$ FOR vements leted, assui	% \$ MPARA i / P/ 24 //TH SAC OT I SAC OT I SAC OT I USI mptio	ARCE IN TH TION LISTEI E S HAV ZES IN CES IN E IN A Ve been S ubjec	#3 E LAST DATE D ON E I to the
I       did       did not research the i         My research       did id not research the i         Data Source(s)       THEMLS /         My research       did id	the sub Approace ARE ( ARE	I any prior CEL C I I Any prior STILL I I I I I I I I I I I I I I I I I I	sales or tr QUEST sales or tr le or trans Si 2024 000 LS / P 2024 ty and coro DMPA SUBJE LISTIN FOR / SUBJE LISTIN FOR / SUBJE THE B ON OI ject to rs or raordinary rior are (our) or	subject p ransfers of r ransfers of r sfer history UBJECT PARCE RARE RABL CT DO NG. RAN E D TO IN SIZ ARE F ADDIT SS5,000 7855 SS5 A NLY. 1 complet attertions v assur-	the subju- f the com y of the si EL QU sales E PR( OES I EXTE! BE TI E, AG COT/ TIONA	5.7 % d comp ect prope ect prope parable s ubject pr EST OPEF NOT / NSIVI HE BI BE, AN AGE, AGE, L CO	arable sales. If i erty for the three ales for the yea operty and com COM THEMLS 09/10/202 RTIES HA APPEAR APPEAR E AND TH EST INDIO ND AMEN BATHRO MMENTS Cost Approach RELIABL RT IS NO Cost Approach RELIABL RT IS NO Cost Approach RELIABL RT IS NO	e years prior to ar prior to the o ar prior to t	Gross Ar the effec tate of sal (report ad LE #1 EL QL EL QL EL QL EL QL MNAR SAFE SAF	tive date c e of the co ditional pr JEST JECT RRED MS LE ARCH MARKI TMEN BEDRO T FOR	7.6 % omparabl for sales THEN 09/10 PRO D WITH ENGT LOF A ET VA VTS H OOM	oraisal. e sale. on page 3). COMPARABLE S ALS / PARC /2024 PERTY HA H TRANSA H TRANSA H TRANSA ALL AVAILA ALL AVAILA ALL FIVE AVE BEEN COUNT AN COUNT AN	ALE #2 EL QU S TRA S TRA NTHS CTION CTION BLE N OF TI MADI ID PO T IS IN T IS IN T IS IN those have repair: work, the s	Gross A A UEST ANSFI OF TI N AS I MARK HE CC E FOF OL. ach (if de NTENI at the e been subject	IT W/ IT W/ IT W/ R DIF	8.0 CON EMLS 0/202 ED W RANS AS NO AS NO PATA, ARAE FERI 0)\$ FOR vements leted, assui	% \$ MPARA i / P/ 24 //TH SAC OT I SAC OT I SAC OT I USI mptio	ARCE IN TH TION LISTEI E S HAV ZES IN CES IN E IN A Ve been S ubjec	#3 E LAST DATE D ON E I to the
I       did       did not research the i         My research       did id not research the i         Data Source(s)       THEMLS /         My research       did id	the sub Approace ARE ( ARE	I any prior CEL C I any prior STILL I I ANY I AN	sales or tr QUEST sales or tr le or trans Si 2024 000 LS / P 2024 ty and coro DMPA SUBJE LISTIN FOR / SUBJE LISTIN FOR / SUBJE THE B ON OI ject to rs or raordinary rior are (our) or	subject p ransfers of r ransfers of r sfer history UBJECT PARCE RARE RABL CT DO NG. RAN E D TO IN SIZ ARE F ADDIT SS5,000 7855 SS5 A NLY. 1 complet attertions v assur-	the subjuttion of the subjutti	5.7 % d comp ect prope ect prope parable s ubject pr EST OPEF NOT / NSIVI HE BI BE, AN AGE, AGE, L CO	arable sales. If i erty for the three ales for the yea operty and com COM THEMLS 09/10/202 RTIES HA APPEAR APPEAR E AND TH EST INDIO ND AMEN BATHRO MMENTS Cost Approach RELIABL RT IS NO Cost Approach RELIABL RT IS NO Cost Approach RELIABL RT IS NO	e years prior to ar prior to the o ar prior to t	Gross Ar the effec tate of sal (report ad LE #1 EL QL EL QL EL QL EL QL MNAR SAFE SAF	tive date c e of the co ditional pr JEST JECT RRED MS LE ARCH MARKI TMEN BEDRO T FOR	7.6 % omparabl for sales THEN 09/10 PRO D WITH ENGT LOF A ET VA VTS H OOM	oraisal. e sale. on page 3). COMPARABLE S ALS / PARC /2024 PERTY HA H TRANSA H TRANSA ALL AVAILA ALL AVAILA ALL FIVE AVE BEEN COUNT AN COUNT AN	ALE #2 EL QU S TRA S TRA NTHS CTION CTION BLE N OF TI MADI ID PO T IS IN T IS IN T IS IN those have repair: work, the s	Gross A A UEST ANSFI OF TI N AS I MARK HE CO E FOF OL. ach (if de NTENI ach (if de NTENI at the re been stateme	IT W/ IT W/ IT W/ R DIF	8.0 CON EMLS 0/202 ED W RANS AS NO AS NO PATA, ARAE FERI 0)\$ FOR vements leted, assui	% \$ MPARA i / P/ 24 //TH SAC OT I SAC OT I SAC OT I USI mptio	ARCE IN TH TION LISTEI E S HAV ZES IN CES IN E IN A Ve been S ubjec	#3 E LAST DATE D ON E I to the

Exterior-Only Inspection Re	esidential Appraisal Repo	ort	File # 240902	23C	
Scope of Work: In the preparation of this appraisal, the appraiser has made interviews with people considered informed regarding the region, area, su sales. This information was analyzed to document the various environmer market value of the subject property. The scope of the appraisal also gave	oject property neighborhood tal, social, governmental ar consideration to maps and	, the subject nd economic plats of the	property and factors that in subject proper	the compar fluence the rty and the	rable
comparables. When conflicting information was provided, the source deer not included in the report nor used as a basis for the valuation conclusion.	ned most reliable has been	used. Data k	believed to be	unreliable	was
This appraisal report is intended for use by the private client or their assig is the property of the party ordering the report regardless of who pays the release from the ordering party and/or the Appraiser. Copies may be relea party participating in the transaction as deemed by the lender and provide	ee for the service rendered sed to the borrower, homeo	. No other us	es may apply	without spe	ecific
Indicated in the neighborhood section of the report, this estimate is based immediate area and the ratio of listings to closed sales. Considered were					
affecting the region, local economy, and the subject's neighborhood. Cons impact on market time. Market time assumes the subject was aggressive!			ities which ca	n have a po	ositive
Condition Addendum: No warranty of the subject is given or implied. No lia property. This appraisal has not been prepared for the purpose of certifyin plumbing systems. Nor has the appraisal been prepared for the purpose of insects, that the property does not contain hazardous materials, or that the affect its value. Finally, this appraisal is not intended to certify the soundne	g the property's structural in f certifying the property doe property does not suffer fro	tegrity of the s not have a om other con	electrical, me n infestation o ditions which	chanical ar f termites c may advers	nd or or other
Cost Approach: The cost approach was considered, but not utilized to ma sales and builders costs to make an accurate cost approach. Therefore it			many variable	s, due to fe	ew lot
	E (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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCI USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECO	I, LAND/VALUE RATIO IS		TES WERE T		
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE			- ¢	
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT		3 Sq.Ft. @ \$	230.00	=\$	565,000 277.840
Quality rating from cost service AVG Effective date of cost data 03/2024	1,200	) Sq.Ft. @ \$		=\$	211,040
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	POOL			=\$	50,000
COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR	Garage/Carport 380 Total Estimate of Cost-New	) Sq.Ft. @ \$	85.00	=\$	32,300
THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES		Functional	External	····	360,140
MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS	Depreciation 180,070			=\$(	180,070 <sup>)</sup>
TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.	Depreciated Cost of Improvements "As-is" Value of Site Improvements			=\$	180,070 40,000
Estimated Remaining Economic Life (HLID and VA only) 25 Years	INDICATED VALUE BY COST APPROACH			=\$	705 070
Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VAL	INDICATED VALUE BY COST APPROACH JE (not required by Fannie Mae)			=\$	785,070
INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier	JE (not required by Fannie Mae) 0 = \$	0	Inc	=\$ licated Value by Ir	
INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier	JE (not required by Fannie Mae)	0	Inc		
INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT F	JE (not required by Fannie Mae) 0 = \$	0	Inc		
INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT F	E (not required by Fannie Mae) 0 = \$ REQUIRED I FOR PUDs (if applicable) No Unit type(s) Detached	0 Attached			
INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ O X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT f PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject prope Legal Name of Project	Intervention       Intervention         Image: the second seco				
INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ O X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT f PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject prope	E (not required by Fannie Mae) 0 = \$ REQUIRED I FOR PUDs (if applicable) No Unit type(s) Detached				
INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ O X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT f PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject prope Legal Name of Project Total number of phases Total number of units	Interpretation       Image: Second Seco				
INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ O X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject prope Legal Name of Project Total number of phases Total number of units Total number of units rented Total number of units rented Was the project created by the conversion of existing building(s) into a PUD? Does the project contain any multi-dwelling units?  Ves Does the project contain any multi-dwelling units?	Image: Constraint of the second se				
INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ O X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT f PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject prope Legal Name of Project Total number of phases Total number of units Total number of units rented Yes	Interprint of the print of				
	E (not required by Fannie Mae)         0       = \$         REQUIRED         I FOR PUDs (if applicable)         No       Unit type(s)         Detached         ty is an attached dwelling unit.         Total number of units sold         Data source(s)         No         If Yes, date of conversion         If No, describe the status of completion.	Attached			
INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ O X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject prope Legal Name of Project Total number of phases Total number of units Total number of units rented Total number of units rented Was the project created by the conversion of existing building(s) into a PUD? Does the project contain any multi-dwelling units?  Ves Does the project contain any multi-dwelling units?	Image: Constraint of the second se	Attached			

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 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 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 prosence 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 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 a newformental 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.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report. I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

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

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgage 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 Robert P Charibeh	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Robert P Gharibeh	Name
Company Name West Coast Appraisals (310) 560-2170	Company Name
Company Address 8400 Alverstone Ave	Company Address
Los Angeles, CA 90045	
Telephone Number (310) 560-2170	Telephone Number
Email Address rgharibeh@msn.com	Email Address
Date of Signature and Report 09/22/2024	Date of Signature
Effective Date of Appraisal 09/21/2024	State Certification #
State Certification #	or State License #
or State License # AL034184	State
or Other (describe) State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License 05/27/2026	SUBJECT PROPERTY
	Did not inspect exterior of subject property
ADDRESS OF PROPERTY APPRAISED	Did inspect exterior of subject property from street
7001 Quartz Ave	Date of Inspection
Winnetka, CA 91306	
APPRAISED VALUE OF SUBJECT PROPERTY \$ 785,000	
LENDER/CLIENT	COMPARABLE 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	
Email Address	

Freddie Mac Form 2055 March 2005

UAD Version 9/2011 Page 6 of 6

Fannie Mae Form 2055 March 2005

# Exterior-Only Inspection Residential Appraisal Report

Loan#58260

		-	ispection Reside	••	•	File # 240		
FEATURE	SUBJECT	COMPARAB	LE SALE # 4	COMPARABL	LE SALE # 5	C	OMPARABLE	SALE # 6
Address 7001 Quartz Ave		6957 Fullbright	Ave	20315 Vose St				
Winnetka, CA 91	306	Winnetka, CA 9	1306	Winnetka, CA 91	1306			
Proximity to Subject		0.74 miles W		0.65 miles W				
Sale Price	\$		\$ 769,000		\$ 845,000			\$
Sale Price/Gross Liv. Area	\$ sq.ft.	<sup>\$</sup> 639.77 <sup>sq.ft</sup>		\$ 581.96 <sup>sq.ft.</sup>		\$	sq.ft.	
Data Source(s)		THEMLS#SR24116		THEMLS#PW2404				
Verification Source(s)		PARCEL QUES		PARCEL QUES				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIP	TION	+(-) \$ Adjustment
Sales or Financing		ArmLth	()	ArmLth	()		-	(),
Concessions		Conv;0						
Date of Sale/Time		,		Conv;0				
Location	NUDees	s09/24;c06/24	145.000	s05/24;c04/24				
Leasehold/Fee Simple	N;Res;	A;Comm;	+15,000					
Site	FEE SIMPLE	FEE SIMPLE	.7.000	FEE SIMPLE				
View	8,238 sf	7,500 sf	+7,380	8,149 sf	0			
Design (Style)	N;Res;	N;Res;		N;Res;				
	DT1;Bungalow	DT1;Bungalow		DT1;Bungalow				
Quality of Construction	Q4	Q4		Q4				
Actual Age	71	71		68	0			
Condition	C4	C4	-30,000		-30,000			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	-30,000		a. Baths	
Room Count	7 3 2.0	7 3 2.0		8 4 2.0	0			
Gross Living Area	1,208 sq.ft.	1,202 <sup>sq.ft</sup>	- 0	,	-19,520		sq.ft.	
Basement & Finished	0sf	0sf		0sf				
Rooms Below Grade								
Functional Utility	AVERAGE	AVERAGE		AVERAGE				
Heating/Cooling	FAU/CENTRAL	FAU/CENTRAL		FAU/CENTRAL				
Energy Efficient Items	NONE NOTED	NONE NOTED		NONE NOTED				
Garage/Carport	2gd2dw	2ga2dw	0	2ga2dw	0			
Porch/Patio/Deck	PORCH/PATIO			PORCH/PATIO				
FIREPLACES	1 FIREPLACE	1 FIREPLACE		1 FIREPLACE				
ADDITIONAL	POOL	NONE	+20,000		+20,000			
Net Adjustment (Total)		X + 🗌 -	\$ 12,380	+ X ·	\$ -59,520	+		\$
Adjusted Sale Price		Net Adj. 1.6 %		Net Adj. 7.0 %		Net Adj.	%	
of Comparables		Gross Adj. 9.4 %	\$ 781,380		\$ 785,480	Gross Adj.	%	\$
Report the results of the research and anal	ysis of the prior sale or trans			report additional prior sales	on page 3).		·	
ITEM	S	JBJECT	COMPARABLE SAL	E# 4	COMPARABLE SALE #	5	COMPAR	ABLE SALE # 6
Date of Prior Sale/Transfer	08/19/2024							
Price of Prior Sale/Transfer	\$710,000							
Data Source(s)	THEMLS / P	ARCEL QUEST	THEMLS / PARCI	EL QUEST THEM	MLS / PARCEL QU	JEST		
Effective Date of Data Source(s)	09/10/2024		09/10/2024	09/10	)/2024			
Analysis of prior sale or transfer history of	the subject property and cor	nparable sales						
Analysis/Comments								

Freddie Mac Form 2055 March 2005

### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

#### Condition Ratings and Definitions

### C1

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

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

#### C2

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

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

#### C3

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

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

#### C4

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

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

### C5

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

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

### C6

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

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

### Quality Ratings and Definitions

### Q1

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

### Q2

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

### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Quality Ratings and Definitions (continued)

### Q3

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

### Q4

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

### Q5

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

#### Q6

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

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

### Not Updated

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

#### Updated

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

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

#### Remodeled

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

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

#### Explanation of Bathroom Count

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

Example: 3.2 indicates three full baths and two half baths.

UAD Version 9/2011 (Updated 1/2014)

### 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
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	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	Location
Conv	Conventional	Sale or Financing Concessions
ср	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
е	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	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	Residential	Location & View
RH	USDA - Rural Housing	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
WO	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
L		

UAD Version 9/2011 (Updated 1/2014)

Form UADDEFINE1A - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

INICI	ket Conditions Ad	dendum to the Ap	praisal Report		File No.	Loan#58 2409023		
The purpose of this addendum is to provide the lender/client with a cl	lear and accurate understanding	of the market trends and conditi	ons prevalent in the subject			2403020	0	
neighborhood. This is a required addendum for all appraisal reports w	vith an effective date on or after A							
Property Address 7001 Quartz Ave		<sup>City</sup> Winnetka	a		State CA	ZIP Code	91306	i
Borrower WH1 LLC Instructions: The appraiser must use the information required on this	form as the basis for his/her cor	nclusions, and must provide sup	port for those conclusions, regard	ina				
housing trends and overall market conditions as reported in the Neigh								
it is available and reliable and must provide analysis as indicated belo	w. If any required data is unavail	able or is considered unreliable,	the appraiser must provide an					
explanation. It is recognized that not all data sources will be able to pre-	rovide data for the shaded areas	below; if it is available, however	the appraiser must include the da	ta				
in the analysis. If data sources provide the required information as an	-							
average. Sales and listings must be properties that compete with the subject property. The appraiser must explain any anomalies in the dat				ne				
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months			Overall Trer	d	
Total # of Comparable Sales (Settled)	25	12	7		Increasing	Stable	Þ	Declining
Absorption Rate (Total Sales/Months)	4.17	4.00	2.33		Increasing	Stable	Þ	Declining
Total # of Comparable Active Listings	4	3	5		Declining	Stable	_Ļ	Increasing
Months of Housing Supply (Total Listings/Ab.Rate) Median Sale & List Price, DOM, Sale/List %	1.0 Prior 7–12 Months	0.8 Prior 4–6 Months	2.1 Current – 3 Months		Declining	Overall Trer		Increasing
Median Comparable Sale Price	781,000	800,500	789,000		Increasing	Stable		Declining
Median Comparable Sales Days on Market	13	10	6		Declining	Stable	╶┼╴	Increasing
Median Comparable List Price	750,000	749,000	839,000	Þ	Increasing	Stable		Declining
Median Comparable Listings Days on Market	9	9	11		Declining	Stable	Þ	
Median Sale Price as % of List Price	112	109 No	107	┥┝	Declining	Stable	_₽	Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? Explain in detail the seller concessions trends for the past 12 months	(e.g. seller contributions increase		ise of huvdowns, closing costs, c	ndo	Deciming	Stable		Increasing
fees, options, etc.). SELLER CONCESSIO		-			T ARFA	HOWEVE	R TH	FΥ
WERE RANDOM AND DID NOT APPEAR								
Are foreclosure sales (REO sales) a factor in the market?	Yes 🗙 No	If yoe, explain (including)	the trends in listings and sales of	oracla	ad proportion)			
REO/BANK SALES ARE MINIMAL IN THE					,			
TEO/BANK SALES ARE MINIMAE IN THE			ONO ALLECTON I					
Cite data sources for above information. THE N	ALS							
Summarize the above information as support for your conclusions in	the Neighborhood section of the	appraisal report form. If you use	ed any additional information, sucl	as				
Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to	-			as				
	o formulate your conclusions, pro	ovide both an explanation and su	pport for your conclusions.		AINED FA	IRLY STA	BLE (	OVER
an analysis of pending sales and/or expired and withdrawn listings, to	o formulate your conclusions, pro	ovide both an explanation and su	pport for your conclusions.		AINED FA	IRLY STA	BLE (	OVER
an analysis of pending sales and/or expired and withdrawn listings, to THE MEDIAN SALES PRICE FOR COMP	o formulate your conclusions, pro	ovide both an explanation and su	pport for your conclusions.		AINED FA	IRLY STA	BLE (	OVER
an analysis of pending sales and/or expired and withdrawn listings, to THE MEDIAN SALES PRICE FOR COMP	o formulate your conclusions, pro	ovide both an explanation and su	pport for your conclusions.		AINED FA	IRLY STA	BLE (	DVER
an analysis of pending sales and/or expired and withdrawn listings, to THE MEDIAN SALES PRICE FOR COMP	o formulate your conclusions, pro	ovide both an explanation and su	pport for your conclusions.		AINED FA	IRLY STA	BLE (	DVER
an analysis of pending sales and/or expired and withdrawn listings, to THE MEDIAN SALES PRICE FOR COMP	o formulate your conclusions, pro	ovide both an explanation and su	pport for your conclusions.		AINED FA	IRLY STA	BLE (	DVER
an analysis of pending sales and/or expired and withdrawn listings, to THE MEDIAN SALES PRICE FOR COMP	o formulate your conclusions, pro	ovide both an explanation and su	pport for your conclusions.		AINED FA	IRLY STA	BLE (	DVER
an analysis of pending sales and/or expired and withdrawn listings, to THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS.	) formulate your conclusions, pro	ovide both an explanation and su	ipport for your conclusions. TS MARKET AREA I	REM	AINED FA	IRLY STA	BLE (	DVER
an analysis of pending sales and/or expired and withdrawn listings, to THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS.	) formulate your conclusions, pro	ovide both an explanation and su	pport for your conclusions.	REM	AINED FA	IRLY STA		DVER
an analysis of pending sales and/or expired and withdrawn listings, to THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS.	o formulate your conclusions, pro ETING PROPERTIE	vide both an explanation and su S IN THE SUBJEC	Ipport for your conclusions. TS MARKET AREA I	REM	AINED FA			DVER
an analysis of pending sales and/or expired and withdrawn listings, to THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS.	o formulate your conclusions, pro ETING PROPERTIE	vide both an explanation and su S IN THE SUBJEC	Ipport for your conclusions. TS MARKET AREA I	REM		Overall Trer		
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comple Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	o formulate your conclusions, pro ETING PROPERTIE	vide both an explanation and su S IN THE SUBJEC	pport for your conclusions. TS MARKET AREA I	REM	] Increasing	Overall Trer Stable Stable Stable Stable		Declining
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comple Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	o formulate your conclusions, pro ETING PROPERTIE	vide both an explanation and su S IN THE SUBJEC Prior 4–6 Months	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comple Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RE0 sales) a factor in the project?	o formulate your conclusions, pro ETING PROPERTIE	vide both an explanation and su S IN THE SUBJEC Prior 4–6 Months	pport for your conclusions. TS MARKET AREA I		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comple Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	o formulate your conclusions, pro ETING PROPERTIE	vide both an explanation and su S IN THE SUBJEC Prior 4–6 Months	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comple Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	o formulate your conclusions, pro ETING PROPERTIE	vide both an explanation and su S IN THE SUBJEC Prior 4–6 Months	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comple Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	o formulate your conclusions, pro ETING PROPERTIE	vide both an explanation and su S IN THE SUBJEC Prior 4–6 Months	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comple Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RE0 sales) a factor in the project? foreclosed properties.	o formulate your conclusions, pro ETING PROPERTIE	vide both an explanation and su S IN THE SUBJEC Prior 4–6 Months	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comple Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RE0 sales) a factor in the project? foreclosed properties.	o formulate your conclusions, pro ETING PROPERTIE	vide both an explanation and su S IN THE SUBJEC Prior 4–6 Months	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	o formulate your conclusions, pro ETING PROPERTIE ete the following: Prior 7–12 Months Yes No	vide both an explanation and su S IN THE SUBJEC Prior 4–6 Months	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comple Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	o formulate your conclusions, pro ETING PROPERTIE ete the following: Prior 7–12 Months Yes No	vide both an explanation and su S IN THE SUBJEC Prior 4–6 Months	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project , compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RE0 sales) a factor in the project? foreclosed properties.	o formulate your conclusions, pro ETING PROPERTIE ete the following: Prior 7–12 Months Yes No	vide both an explanation and su S IN THE SUBJEC Prior 4–6 Months	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project , compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RE0 sales) a factor in the project? foreclosed properties.	o formulate your conclusions, pro ETING PROPERTIE ete the following: Prior 7–12 Months Yes No	vide both an explanation and su S IN THE SUBJEC Prior 4–6 Months	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project , compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RE0 sales) a factor in the project? foreclosed properties.	o formulate your conclusions, pro ETING PROPERTIE ete the following: Prior 7–12 Months Yes No	vide both an explanation and su S IN THE SUBJEC Prior 4–6 Months	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project , compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RE0 sales) a factor in the project? foreclosed properties.	o formulate your conclusions, pro ETING PROPERTIE ete the following: Prior 7–12 Months Yes No	vide both an explanation and su S IN THE SUBJEC Prior 4–6 Months	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project , compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RE0 sales) a factor in the project? foreclosed properties.	o formulate your conclusions, pro ETING PROPERTIE ete the following: Prior 7–12 Months Yes No	vide both an explanation and su S IN THE SUBJEC Prior 4–6 Months	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RED sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject to Additional additional additionadditional additional addi	o formulate your conclusions, pro ETING PROPERTIE ete the following: Prior 7–12 Months Yes No	Prior 4–6 Months Prior 4–6 Months If yes, indicate the numbri	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to Summarize the above trends and address the impact on the subject to the subje	o formulate your conclusions, pro ETING PROPERTIE ete the following: Prior 7–12 Months Yes No	Vide both an explanation and su IS IN THE SUBJEC Prior 4–6 Months If yes, indicate the numbric Signature	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months er of REO listings and explain the l		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RE0 sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject u Signature Appraiser Name Robert P Gharibeh	of formulate your conclusions, pro	Vide both an explanation and su IS IN THE SUBJEC Prior 4–6 Months If yes, indicate the numbric Signature Supervisory App	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months and explain the formation of REO listings and explain the formation of the forma		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RE0 sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject u Signature Appraiser Name Robert P Gharibeh	otomulate your conclusions, pro	Vide both an explanation and su IS IN THE SUBJEC Prior 4–6 Months If yes, indicate the numbric If yes, indicate the numbric Signature Supervisory App Company Name	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months and explain the tables or of REO listings and explain the tables project Name		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RE0 sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject to Signature Appraiser Name Robert P Gharibeh Company Name West Coast Appraisals (31 Company Address 8400 Alverstone Ave, Loc	otomulate your conclusions, pro	Vide both an explanation and su IS IN THE SUBJEC Prior 4–6 Months If yes, indicate the numbric If yes, indicate the numbric Signature Supervisory App Company Name	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months and explain the the project N Current – 3 Months Current – 3 Months Project N Project N Pro		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, tr THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RE0 sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject u Signature Appraiser Name Robert P Gharibeh	otomulate your conclusions, pro	Prior 4–6 Months Prior 4–6 Months Signature Signature Supervisory App Company Name L5 Company Addre	Ipport for your conclusions. TS MARKET AREA I Project N Current – 3 Months and explain the the project N Current – 3 Months Current – 3 Months Project N Project N Pro		] Increasing Increasing Declining Declining	Overall Trer Stable Stable Stable Stable Stable Stable Stable		Declining Declining Increasing

Freddie Mac Form 71 March 2009

### USPAP ADDENDUM

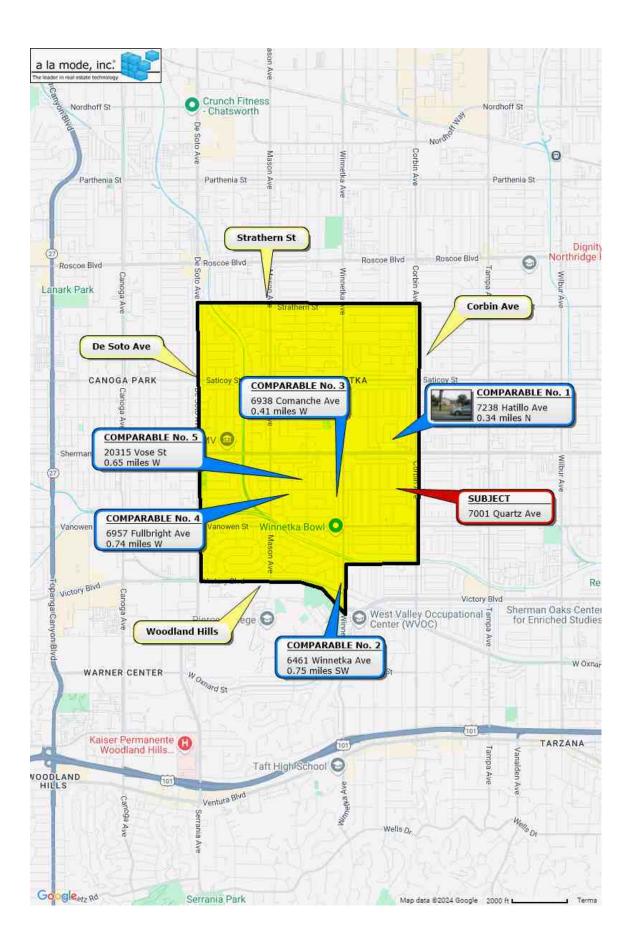
Borrower	WH1 LLC			110 110.	24090230
Property Address					
	7001 Quartz Ave	County		Cinta	Tix Cada
City	Winnetka	County	LOS ANGELES	State CA	Zip Code 91306
Lender	Wedgewood Inc				
This report y	vas prepared under the following	USPAP reporting option:			
Appraisa	al Report	This report was prepared in accordance	e with USPAP Standards Rule 2-2(a).		
Bestrict	ed Appraisal Report	This report was prepared in accordance	with LISPAP Standards Bule 2-2(b)		
					]
Dessenable	Exposure Time				
		ubiaat proparty at the market value stated i	n this report is:		
		ubject property at the market value stated in		0-75	
A REASC	NABLE EXPOSURE TIME	E FOR THE SUBJECT PROPE	ERTY AT THE OPINION OI	F VALUE INDICATED	IS ESTIMATED
WITHIN 7	5 DAYS.				
Additional C	ertifications				
	o the best of my knowledge and belie	f			
I have N	OT performed services, as an apprais	er or in any other capacity, regarding the p	roperty that is the subject of this repor	t within the	
three-ye	ar period immediately preceding acce	ptance of this assignment.			
I HAVE p	erformed services, as an appraiser o	r in another capacity, regarding the propert	y that is the subject of this report with	in the three-year	
period in	nmediately preceding acceptance of t	his assignment. Those services are descrit	bed in the comments below.		
- The statem	ents of fact contained in this rep	ort are true and correct			
		isions are limited only by the reported a	accumptions and limiting condition	no and are my percenal imp	artial and unbiased
	• • • •	•••		is and are my personal, imp	
	analyses, opinions, and conclusio				
	erwise indicated, I have no preser	nt or prospective interest in the property	y that is the subject of this report a	and no personal interest with	n respect to the parties
involved.					
- I have no b	ias with respect to the property t	hat is the subject of this report or the p	parties involved with this assignme	ent.	
- My engage	ment in this assignment was not	contingent upon developing or reporti	na predetermined results.		
	•	ment is not contingent upon the devel	• •	nined value or direction in va	lue that favors the cause of
		attainment of a stipulated result, or the			
				•	
		re developed, and this report has been	prepared, in conformity with the L	Initorm Standards of Profess	lional Appraisal Practice that
were in effec	t at the time this report was prepa	ired.			
- Unless oth	erwise indicated, I have made a p	ersonal inspection of the property that	t is the subject of this report.		
- Unless oth	erwise indicated, no one provided	l significant real property appraisal ass	istance to the person(s) signing th	is certification (if there are e	xceptions, the name of each
individual pro	oviding significant real property ag	praisal assistance is stated elsewhere	in this report).		
Additional C	omments				
	$\sim$				
		~			
APPRAISER:			SUPERVISORY APPRA	AISER: (only if required)	
	VII + C				
	K MUN	て			
Signature:	ן אין ארן		Signature:		
		<u>v</u>	Name:		
1.00	ert P Gharibeh				
Date Signed:	09/22/2024		Date Signed:		
State Certification	#:		State Certification #:		
or State License #	AL034184		or State License #:		
State: CA			State:		
0/1	Certification or License: 05	/27/2026	Expiration Date of Certification of	or License:	
Effective Date of A					
	ppraisal: 09/21/2024				

Did Not Exterior-only from Street

Interior and Exterior

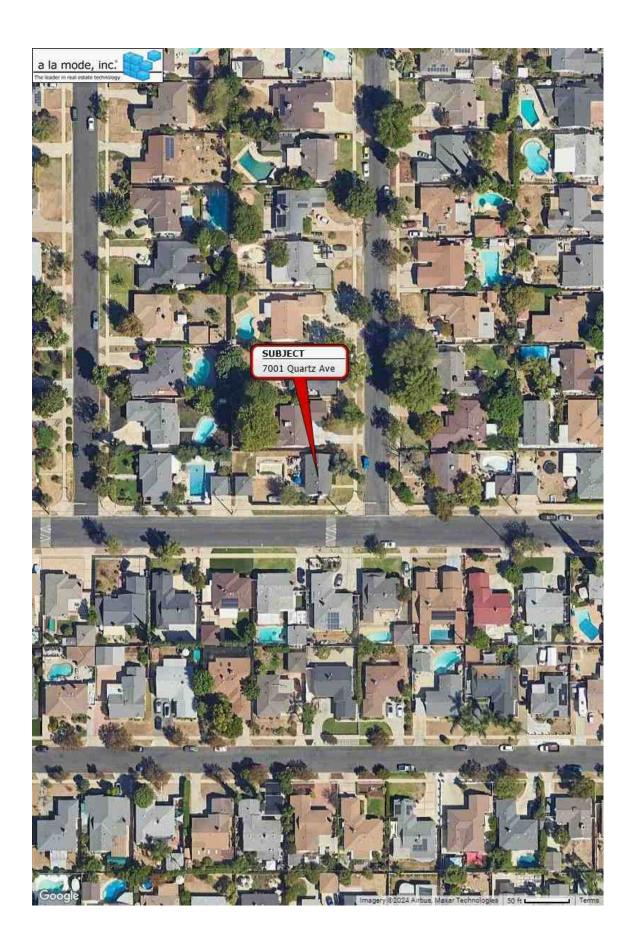
### **Location Map**

Borrower	WH1 LLC							
Property Address	7001 Quartz Ave							
City	Winnetka	County	LOS ANGELES	State	CA	Zip Code	91306	
Lender/Client	Wedgewood Inc							



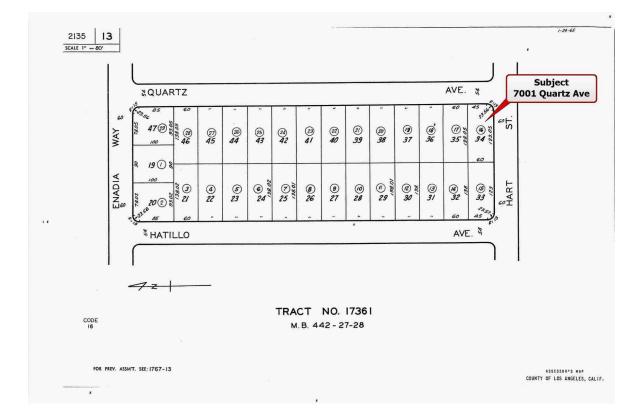
### **Aerial Map**

Borrower	WH1 LLC		_						
Property Address	7001 Quartz Ave								
City	Winnetka	Cour	ity	LOS ANGELES	State	CA	Zip Code	91306	
Lender/Client	Wedgewood Inc								



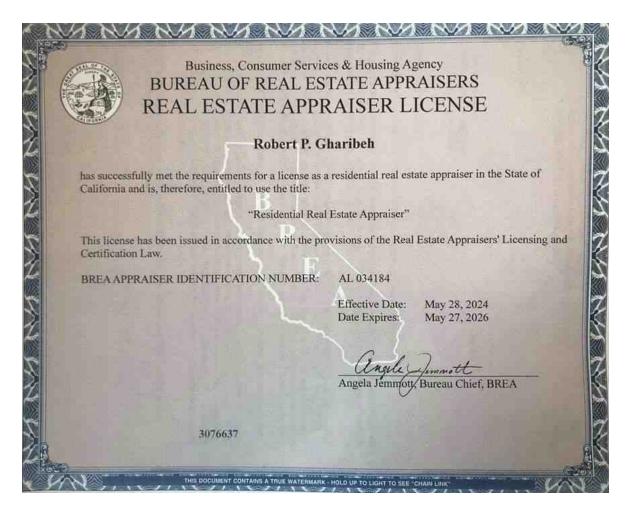
Plat	Мар
------	-----

Borrower	WH1 LLC							
Property Address	7001 Quartz Ave							
City	Winnetka	County	LOS ANGELES	State	CA	Zip Code	91306	
Lender/Client	Wedgewood Inc							



### **Appraiser License**

Borrower	WH1 LLC							
Property Address	7001 Quartz Ave							
City	Winnetka	County	LOS ANGELES	State	CA	Zip Code	91306	
Lender/Client	Wedgewood Inc							



Borrower	WH1 LLC							
Property Address	7001 Quartz Ave							
City	Winnetka	County	LOS ANGELES	State	CA	Zip Code	91306	
Lender/Client	Wedgewood Inc							

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

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

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

### PLEASE READ YOUR POLICY CAREFULLY.

**Renewal of: New** 

Policy Number: NAX40PL107979-00

1. Named Insured: Robert Gharibeh

- 2. Address: 8400 Alverstone Ave Los Angeles, CA 90045
- 3. Policy Period: From: January 27, 2024 To: January 27, 2025 12:01 A.M. Standard Time at the address of the Named Insured as stated in item 2. Above.
- 4. Limit of Liability: Each Claim Damages Limit of Liability 4A. \$ 500,000 Claim Expenses Limit of Liability 4B. \$ 500,000

5. Deductible (Inclusive of Claims Expenses): Each Claim Policy Aggregate 4C. \$ 1,000,000 4D. \$ 1,000,000

Aggregate 5B. \$1,000

6. Policy Premium: \$ 668

- 7. Retroactive Date: January 27, 2008
- Notice to Company: Notice of a Claim or Potential Claim should be sentto: OREP Insurance Services: <u>info@orep.org</u> 6353 El Cajon Blvd, Suite 124-605 San Diego, CA 92115
- 9. Program Administrator: OREP Insurance Services, LLC appraisers@orep.org

5A. \$500

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

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

By:

Date: January 23, 2024

Asaac Peck

Authorized Representative

N DEC 40000 04 22

Page 1 of 1

Borrower	WHILLO							
Property Address	7001 Quartz Ave							
City	Winnetka	County	LOS ANGELES	State	CA	Zip Code	91306	
Lender/Client	Wedgewood Inc							

### SUPPLEMENTAL ADDENDUM

#### **NEIGHBORHOOD AND SITE COMMENTS:**

THE SUBJECT IS LOCATED WITHIN LOS ANGELES COUNTY IN THE CITY OF WINNETKA, CALIFORNIA. THE NEIGHBORHOOD IS A SUBURBAN RESIDENTIAL COMMUNITY OF MEDIUM POPULATION DENSITY, WHICH IS TYPICAL FOR THE AREA. IT IS BUILT UP WITH QUALITY DETACHED AND ATTACHED RESIDENTIAL DWELLINGS VARYING IN DESIGN AND SIZE, EACH WITH INDIVIDUAL MARKET APPEAL. THE SUBJECT PROPERTY IS IN CLOSE PROXIMITY TO NEIGHBORHOOD SCHOOLS, PARKS, SHOPPING. MASS TRANSIT SYSTEMS ARE AVAILABLE IN THE AREA.

#### SITE COMMENTS:

THE SUBJECT IS REMOVED FROM HEAVILY TRAVELED THOROUGHFARES AND THEREFORE DOES NOT SUFFER FROM DETRIMENTAL EFFECTS OF TRAFFIC AND NOISE. NO ADVERSE EASEMENTS, ENCROACHMENT OR DETRIMENTAL CONDITIONS WERE NOTED AT THE TIME OF INSPECTION. CENTRAL UTILITIES WERE AVAILABLE, ELECTRIC LIGHTS LINE THE STREETS. THERE WERE NO ENVIRONMENTAL CONDITIONS NOTED, OBSERVED OR KNOWN TO THE APPRAISER WHICH ARE ADVERSE OR HAZARDOUS.

### SALES COMPARISON COMMENTS:

FIVE OF THE COMPARABLES ARE CONFIRMED CLOSED SALES. THESE ARE THE MOST RECENT COMPARABLE SALES AVAILABLE AND ARE SIMILAR IN OVERALL MARKET APPEAL/PHYSICAL FEATURES. THE DESIGN OF THE SUBJECT AND COMPARABLE PROPERTIES ARE SIMILAR. ALTHOUGH STYLE OF THE EXTERIOR MAY DIFFER FOR EACH OF THE COMPARABLES VERSUS THE SUBJECT, THIS DIFFERENCE WILL NOT AFFECT MARKET APPEAL. ALL OF THE SALES WERE CONSIDERED TO BE THE MOST INFLUENTIAL SALES DUE TO PROXIMITY AND SIMILARITY TO THE SUBJECT PROPERTY. ALL COMPARABLES ARE SIMILAR TO THE SUBJECT PROPERTY IN PRIMARY PHYSICAL FEATURES.

GENERAL ADJUSTMENTS HAVE BEEN MADE FOR LOCATION, LOT SIZE, CONDITION, SQUARE FOOTAGE, BATHROOM COUNT, BEDROOM COUNT AND POOL. ALL ADJUSTMENTS ARE CONSIDERED TYPICAL FOR THE MARKET REACTION WITHIN THE SUBJECTS MARKET AREA.

A LOCATION ADJUSTMENT WAS MADE TO COMPARABLES NUMBER ONE, TWO AND FOUR. COMPARABLES NUMBER ONE AND FOUR WERE ADJUSTED \$15,000.00 FOR BEING IN CLOSE PROXIMITY TO A SCHOOL AND ONLY HAS AN INCREASE IN TRAFFIC / NOISE DURING PARTS OF THE DAY. A LARGER ADJUSTMENT OF \$25,000.00 WAS MADE TO COMPARABLE NUMBER TWO SINCE THIS COMPARABLE IS LOCATED ON A BUSY FEEDER STREET AND HAS AN INCREASE IN TRAFFIC AND NOISE. LOCATION ADJUSTMENTS WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

LOT SIZE ADJUSTMENTS WERE MADE FOR DIFFERENCES GREATER THAN 500 SQUARE FEET AT \$10.00 A SQUARE FOOT. NO ADJUSTMENT WAS MADE FOR DIFFERENCES LESS THAN 500 SQUARE FEET SINCE THE APPRAISER WAS UNABLE TO DETERMINE A MARKET REACTION FOR LESS THAN 500 SQUARE FEET. LOT SIZE ADJUSTMENTS WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

CONDITION ADJUSTMENTS WERE MADE BASED ON THE MLS NOTES, MLS PHOTOS AND AN EXTERIOR INSPECTION OF THE COMPARABLES. COMPARABLES NUMBER THREE, FOUR AND FIVE HAVE THE SAME OVERALL CONDITION RATING AS THE SUBJECT HOWEVER A SMALL ADJUSTMENT (\$25,000.00) WAS MADE SINCE THESE COMPARABLES HAVE A SLIGHTLY SUPERIOR KITCHEN AND BATHROOMS. CONDITION ADJUSTMENTS WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

BATHROOM ADJUSTMENTS (\$7,500.00 FOR EACH 1/2 BATHROOM) WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA. SQUARE FOOTAGE ADJUSTMENTS WERE MADE FOR DIFFERENCES GREATER THAN 50 SQUARE FEET

SQUARE FOOTAGE ADJUSTMENTS WERE MADE FOR DIFFERENCES GREATER THAN 50 SQUARE FEET AT \$80.00 A SQUARE FOOT. SQUARE FOOTAGE ADJUSTMENTS WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

BEDROOM ADJUSTMENTS (\$30,000.00) WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

POOL ADJUSTMENTS (\$20,000.00) WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

NO AGE ADJUSTMENTS WERE MADE. THE SUBJECTS MARKET AREA REACTS MORE THE OVERALL CONDITION THEN THE ACTUAL AGE.

ADJUSTMENTS WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

COMPARABLE NUMBER ONE IS A DATED SALE HOWEVER THE APPRAISER FELT IT WAS NECESSARY TO USE SINCE IT IS SIMILAR IN BEDROOM COUNT, CONDITION, DESIGN (STYLE), GARAGE AND BRACKETS THE SUBJECTS POOL.

THE SALES PRICES OF THE COMPARABLE PROPERTIES ARE A BIT WIDE, HOWEVER THE COMPARABLES USED ARE THE BEST INDICATORS OF MARKET VALUE AVAILABLE IN THE SUBJECT PROPERTIES MARKET AREA.

ALL OF THE COMPARABLES WITHIN THIS REPORT WERE LISTED ON THE MLS AND APPEAR TO BE ARMS LENGTH TRANSACTIONS.

Borrower	WH1 LLC							
Property Address	7001 Quartz Ave							
City	Winnetka	County	LOS ANGELES	State	CA	Zip Code	91306	
Lender/Client	Wedgewood Inc							

### FINAL RECONCILIATION COMMENTS:

THE MARKET DATA IS SUFFICIENT TO DETERMINE WITH REASONABLE CERTAINTY THE VALUE OF THE SUBJECT PROPERTY. THE APPRAISER HAS RESEARCHED THE SUBJECT MARKET AND SELECTED THE SALES MOST SIMILAR AND PROXIMATE, WHICH HAVE CLOSED ESCROW IN THE MOST RECENT PAST AND REQUIRED THE LEAST AMOUNT OF ADJUSTMENTS.

THE COST APPROACH TENDS TO SET THE UPPER LIMITS OF VALUE; THE INCOME APPROACH WAS CONSIDERED HOWEVER HAD LESS WEIGHT AND CONSIDERATION DO TO THE LACK OF RENTAL SINGLE FAMILY PROPERTIES AND CONDOMINIUMS IN THE SUBJECTS MARKET AREA; THE SALES COMPARISON APPROACH IS CONSIDERED TO BE THE BEST INDICATOR OF VALUE. THERE WERE RENTAL COMPARABLES IN THE SUBJECTS MARKET AREA HOWEVER THERE WERE MORE CLOSED COMPETING SALES THAN MARKET RENTALS. THE LATTER APPROACH REFLECTS RECENT ACTIVITY IN THE MARKETPLACE AND IS GIVEN THE MOST INFLUENCE IN ESTIMATING VALUE. THE FINAL RECONCILIATION IS A WEIGHING PROCESS BASED UPON INFORMATION OBTAINED FROM DOCUMENTARY SOURCES AND THE MARKETPLACE, AS THEY APPLY TO THE SUBJECT PROPERTY.

MORE WEIGHT AND CONSIDERATION WAS GIVEN TO COMPARABLE NUMBER ONE SINCE IT IS THE MOST SIMILAR CLOSED COMPETING SALE WITH THE LEAST AMOUNT OF ADJUSTMENTS. SLIGHTLY LESS WEIGHT AND CONSIDERATION WAS GIVEN TO COMPARABLES NUMBER TWO, THREE AND FOUR SINCE THEY ARE THE NEXT MOST SIMILAR CLOSED COMPETING SALES. LESS WEIGHT AND CONSIDERATION WAS GIVEN TO COMPARABLE NUMBER FIVE SINCE IT IS THE LEAST MOST SIMILAR CLOSED COMPETING SALE.

### ADDITIONAL COMMENTS:

THE SUBJECT WAS NOT APPRAISED AT THE PREDOMINANT PRICE FOR HOMES IN THIS AREA. IT IS NOT UNCOMMON FOR THIS TYPE OF HOME TO BE IN THE LOWER RANGE OF MARKET VALUE AND NOT BE CONSIDERED AN UNDER IMPROVEMENT. THIS HAD NO ADVERSE EFFECT ON THE SUBJECTS VALUE OR MARKETABILITY.

### • URAR : Neighborhood - Market Conditions

GENERAL MARKET CONDITIONS ARE TYPICAL WITH RISING RATES SINCE 2022. SELLER FINANCING AND CONCESSIONS HAVE LITTLE OR NO EFFECT ON SALES PRICE. CURRENT LISTINGS ARE AVAILABLE IN THE IMMEDIATE AREA AND MARKETING TIME APPEARS TO BE WITHIN 3 MONTHS. THERE WERE 116 SALES IN THE SUBJECT PROPERTIES MARKET AREA OVER THE LAST 12 MONTHS. THE MEDIAN DAYS ON MARKET FOR THE 116 SALES WAS 10 DAYS.

# Subject Photo Page

Borrower	WH1 LLC							
Property Address	7001 Quartz Ave							
City	Winnetka	County	LOS ANGELES	State	CA	Zip Code	91306	
Lender/Client	Wedgewood Inc							



# Subject Front

7001 Quartz Ave	
Sales Price	
Gross Living Area	1,208
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	8,238 sf
Quality	Q4
Age	71





### **Street Scene**

# Street Scene Other Direction

# **Comparable Photo Page**

Borrower	WH1 LLC							
Property Address	7001 Quartz Ave							
City	Winnetka	County	LOS ANGELES	State	CA	Zip Code	91306	
Lender/Client	Wedgewood Inc							



# Comparable 1

501	liparable
7238 Hatillo Ave	
Prox. to Subject	0.34 miles N
Sale Price	774,000
Gross Living Area	1,328
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.1
Location	A;Comm;
View	N;Res;
Site	7,018 sf
Quality	Q4
Age	68



# Comparable 2

6461 Winnetka A	ve
Prox. to Subject	0.75 miles SW
Sale Price	730,000
Gross Living Area	1,255
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	A;BsyRd;
View	N;Res;
Site	7,200 sf
Quality	Q4
Age	69



# Comparable 3

6938 Comanche	Ave
Prox. to Subject	0.41 miles W
Sale Price	785,000
Gross Living Area	1,202
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6,933 sf
Quality	Q4
Age	71

# **Comparable Photo Page**

Borrower	WH1 LLC							
Property Address	7001 Quartz Ave							
City	Winnetka	County	LOS ANGELES	State	CA	Zip Code	91306	
Lender/Client	Wedgewood Inc							



# **Comparable 4**

6957 Fullbright Ave		
Prox. to Subject	0.74 miles W	
Sale Price	769,000	
Gross Living Area	1,202	
Total Rooms	7	
Total Bedrooms	3	
Total Bathrooms	2.0	
Location	A;Comm;	
View	N;Res;	
Site	7,500 sf	
Quality	Q4	
Age	71	



### **Comparable 5**

20315 Vose St	
Prox. to Subject	0.65 miles W
Sale Price	845,000
Gross Living Area	1,452
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	8,149 sf
Quality	Q4
Age	68

### **Comparable 6**

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