

Exterior-Only Inspection Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property. Property Address 1336 Chestnut Street City San Carlos State CA Zip Code 94070

I did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Contract Price \$ Date of Contract Is the property seller the owner of public record?

Table with Neighborhood Characteristics, One-Unit Housing Trends, and Present Land Use % columns. Includes data for Location, Built-Up, Growth, and various housing trends.

Dimensions 40 X 114 Area 4560 sf Shape Rectangular View N;Res; Specific Zoning Classification R1 Zoning Description Single Family Residence

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner. Includes General Description, Heating/Cooling, Amenities, and Car Storage sections.

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;The subject is in an average condition The data source is from the appraiser outside inspection and the PUBLIC DATA (Realquest,MLS Listing and Zillow.com)

### Exterior-Only Inspection Residential Appraisal Report

There are 26 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 945,000 to \$ 2,498,000 .  
 There are 244 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 850,000 to \$ 2,800,000 .

FEATURE	SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	1336 Chestnut Street San Carlos, CA 94070			2130 Belmont Avenue San Carlos, CA 94070			237 Kelton Avenue San Carlos, CA 94070			159 Rockridge Road San Carlos, CA 94070		
Proximity to Subject				0.22 miles S			0.52 miles S			0.68 miles W		
Sale Price	\$			\$ 2,100,000			\$ 2,033,000			\$ 2,050,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 1,707.32 sq. ft.			\$ 1,346.36 sq. ft.			\$ 1,782.61 sq. ft.		
Data Source(s)				ML# ML81968774;DOM 6			ML# ML81963893;DOM 21			ML# ML81969838;DOM 1		
Verification Source(s)				Realquest Doc# 32933			Realquest Doc# 32514			Realquest Doc# 37623		
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION +(-)\$ Adjustment			DESCRIPTION +(-)\$ Adjustment			DESCRIPTION +(-)\$ Adjustment		
Sale or Financing				ArmLth			ArmLth			ArmLth		
Concessions				Conv;0			Conv;0			Conv;0		
Date of Sale/Time				s06/24;c06/24 0			s06/24;c05/24 0			s07/24;c06/24 0		
Location	N;Res;			N;Res;			N;Res;			A;Res;BsyRd +20,000		
Leasehold/Fee Simple	Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site	4560 sf			5500 sf -19,000			4520 sf 0			5800 sf -25,000		
View	N;Res;			N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Ranch			DT1;Ranch			DT1;Ranch			DT1;Ranch		
Quality of Construction	Q4			Q4			Q4			Q4		
Actual Age	83			83			78 0			71 0		
Condition	C4			C3 -32,000			C3 -32,000			C4		
Above Grade	Total	Bd rms	Baths	Total	Bd rms	Baths	Total	Bd rms	Baths	Total	Bd rms	Baths
Room Count	6	3	2.0	4	2	1.1	4	2	1.1	6	3	2.0
Gross Living Area	1,390 sq. ft.			1,230 sq. ft. +48,000			1,510 sq. ft. -36,000			1,150 sq. ft. +72,000		
Basement & Finished Rooms Below Grade	0sf			0sf			0sf			0sf		
Functional Utility	Average			Average			Average			Average		
Heating/Cooling	FWA/None			FWA/None			FWA/None			FWA/None		
Energy Efficient Items	Dual Pane Window			Dual Pane Window			Dual Pane Window			Dual Pane Window		
Garage/Carport	1ga1dw			2ga2dw -10,000			1ga1dw			2ga2dw -10,000		
Porch/Patio/Deck	Porch/Concrete			Porch/Concrete			Porch/Concrete			Porch/Concrete		
Fireplaces	1 Fireplace			1 Fireplace			1 Fireplace			1 Fireplace		
Pool	None			None			None			None		
Listing Price \$	None			1725,000 0			2088000 0			1788000 0		
Net Adjustment (Total)				X + - \$ 7,000			+ X - \$ -48,000			X + - \$ 57,000		
Adjusted Sale Price of Comparables				Net Adj: 0% Gross Adj : 6% \$ 2,107,000			Net Adj: -2% Gross Adj: 4% \$ 1,985,000			Net Adj: 3% Gross Adj: 6% \$ 2,107,000		

SALES COMPARISON ANALYSIS

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

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

Data source(s) RealQuest, MLS.

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) RealQuest, MLS see sales grid comp3

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

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	07/24/2023			06/03/2024
Price of Prior Sale/Transfer	\$0			\$1,500,000
Data Source(s)	DOC# 2023-035304	Realquest	Realquest	DOC# 28617
Effective Date of Data Source(s)	02/01/2023	02/01/2023	02/01/2023	02/01/2023

Analysis of prior sale or transfer history of the subject property and comparable sales Search the database, no prior sale of the comparables(Except comp3) for the last 12 months.

The previous transaction of the subject was a Notice of Sale. Another two notice of sale at 7/1/2022 and 3/7/2022(See the attached profile of the subject)

The previous sale of the comp3 was a NON armlength transaction:Not listed in the open MLS market

Summary of Sales Comparison Approach All Comps are closed sales within last 6 months of similar design and age, and similar quality, condition and appeal from subject's market area.

Adjustments are made as follows: 1). Site: \$10/SF(For lot size difference larger than 10% of the subject's lot size); 2). Gross living area: \$300/SF(For GLA difference more than 20 sqft); 3). Bedroom: \$10000/Bedroom; 4). Bathroom: \$20000/Bathroom; 5). Age: \$700/Year(For age difference more than 50 years); 6). Fire place: \$3,000/Fireplace;7) Car storage: \$10,000/car.8). The monthly time adjustment used 0.9% for the contract date difference more than 6 months and 0.4% monthly for the previous 4-6 months sold comparables according to 1004MC Data , 9).Location:\$20000/per benefit/Adverse Factor; The above adjustment are obtained by paired analysis of the comparables in the subject's neighborhood and is typical to the area.

Indicated Value by Sales Comparison Approach \$ 2,100,000

Indicated Value by: Sales Comparison Approach \$ 2,100,000 Cost Approach (if developed) \$ 2,099,570 Income Approach (if developed) \$

RECONCILIATION

Most emphasis is on the market comparison approach which considers sales of similar properties within subject's neighbourhood. Cost approach is supportive. Income approach is not applicable: As the subject is used as a primary resident and almost all the homes in the subject's neighborhood are purchased for owner occupancy The digital signatures on this report are password protected. They are true and exactly same as original ones.

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: \*\*This Appraisal Report is intended use for the intended lender/client and/or its assigns for use in mortgage transaction\*\*

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is

\$ 2,100,000 , as of 08/23/2024 , which is the date of inspection and the effective date of this appraisal.

### Exterior-Only Inspection Residential Appraisal Report

ADDITIONAL COMMENTS

Comparable selection: All the comps are arm length transactions.  
 R1=Single family Residence: the minimum lot size for single family is 5000 sqft or above, The Maximum Residential Density = 9 units per acres. But for much newer single family the lot size will be smaller according to the density allowed (Alameda county zoning ordinance: [http://library.municode.com/HTML/16425/level2/TIT17ZO\\_CH17.08DI.html#TIT17ZO\\_CH17.08DI\\_17.08.060BUSI](http://library.municode.com/HTML/16425/level2/TIT17ZO_CH17.08DI.html#TIT17ZO_CH17.08DI_17.08.060BUSI))  
 This appraisal was ordered in compliance with Appraisal Independence "AIR" and Mortgage Letter 2009-28.  
 No any personal property is included in this transaction.

Note that the condition adjustment for comp1, comp2, comp6, comp4 are because These Comparables have a better upgraded kitchen (newer granite counter top and newer cabinet), Bathrooms (newer Granite/corian counter top) and flooring (newer hardwood/tile/carpet) while the Subject has less upgraded kitchen (older laminate/tile counter top, older cabinet), bathroom (older tile/laminate counter top) and flooring (older laminate/tile/carpet flooring). The good condition houses usually with higher sales price, the condition adjustment was obtained by the pairing analysis of the comparables (comp3 vs comp1)

The age, lot size, GLA, location adjustments were obtained by the pair analysis of the comparables in the subject's neighborhood. Note that the age difference is within 35 years and the lot size difference within 10% of the subject's lot size is seen as bracketed as no adjustment are needed in this case.

All the comps are in the same or competing neighborhood (As the housing price are mainly impacted by the school's rating, all the comparables and the subject have the same or similar school ratings) within 1 miles with similar condition and location. Most emphasis are addressed in the two similar condition comp3 and comp5 (30% for comp5 and comp3 respectively, 10% each for the 4 remained sold comp).

Note that the subject's final market value is higher than the predominant value of the neighborhood. This is because the subject has a larger GLA and in an increasing market for the last 12 months. No any marketability issue noticed due to this (i.e. the DOM of housing value higher than the predominant value is similar to the housing value lower than the predominant value).

COST APPROACH

**COST APPROACH TO VALUE (not required by Fannie Mae.)**

Provide adequate information for the lender/client to replicate your cost figures and calculations.  
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Cost estimates based on Marshall & swift cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio is typical for the area .

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$ 1,600,000
Source of cost data Marshall & swift cost reference	Dwelling	1,390 Sq. Ft. @ \$ 300.00		= \$ 417,000
Quality rating from cost service Good Effective date of cost data Current	Bsmt	Sq. Ft. @ \$		= \$ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport	220 Sq. Ft. @ \$ 110.00		= \$ 24,200
Physical depreciation is based on the subject's effective age. Cost estimates based on Marshall & swift cost reference and observed typical cost. Land value arrived at by abstraction method. Land to improvement ratio is typical for the area . The age/life method is used to calculate physical depreciation. No functional obsolescence or major deferred maintenance noted.	Total Estimate of Cost-new			= \$ 441,200
	Less Physical	50 Functional 0 External 5		
	Depreciation	220,600 0 11,030		= \$ ( 231,630 )
	Depreciated Cost of Improvements			= \$ 209,570
	"As-is" Value of Site Improvements			= \$ 290,000
Estimated Remaining Economic Life (HUD and VA only) 40 Years	Indicated Value By Cost Approach			= \$ 2,099,570

INCOME

**INCOME APPROACH TO VALUE (not required by Fannie Mae.)**

Estimated Monthly Market Rent \$ X Gross Multiplier = \$ Indicated Value by Income Approach  
 Summary of Income (including support for market rent and GRM)

PUD INFORMATION

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowner's Association (HOA)?  Yes  No Unit type(s)  Detached  Attached  
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
 Legal Name of Project  
 Total number of phases Total number of units Total number of units sold  
 Total number of units rented Total number of units for sale Data source  
 Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.  
 Does the project contain any multi-dwelling units?  Yes  No Data source.  
 Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.  
 Are the common elements leased to or by the Homeowner's Association?  Yes  No If Yes, describe the rental terms and options.  
 Describe common elements and recreational facilities.

**Market Conditions Addendum to the Appraisal Report**

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 1336 Chestnut Street City San Carlos State CA ZIP Code 94070

Borrower Neighbor to Neighbor Homes LLC

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Total # of Comparable Sales (Settled)	90	85	49	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining	
Absorption Rate (Total Sales/Months)	15.00	28.33	16.33	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining	
Total # of Comparable Active Listings	2	0	26	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing	
Months of Housing Supply (Total Listings/Ab. Rate)	0.13	0.00	1.59	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing	
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Median Comparable Sales Price	1,755,000.00	1,900,000.00	1,940,000.00	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Sales Days on Market	7	8	10	<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing	
Median Comparable List Price	2,000,000.00	N/A	1,849,475.00	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining	
Median Comparable Listings Days on Market	126	N/A	12	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sale Price as % of List Price	101.00	109.00	108.00	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

The concession were not seen as often as before,the supply and demand is in balance,

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

No, as there is only few distressed properties in the subject's neighborhood( none of 244 sold comps and none of 28 active/pending comps within last 12 months are distressed sales), the prices will NOT be affected.

Cite data sources for above information.

MLS Database:Bayeast( www.maxmls.net) and Realquest(Coreologic:www.realquest.com)

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Overall the market in the subject's neighborhood is increasing overall for the the last 12 months BUT with a smaller increasing rate for the most recent 6 months ( Comparing the medium price of most recent 3 months data to the previous 7-12 months data and the monthly time adjustment rate will be  $(1940/1755-1)/12*100=0.9\%$  for the contract date difference more than 6 months, Comparing the medium price of most recent 3 months data to the previous 4-6 months data and the monthly time adjustment rate will be  $(194/190-1)/6*100=0.4\%$  for the previous 4-6 months sold comparables.

As there is no any active/pending comparables in the previous 4-6 months,thus I entered 'N/A' in the above table.

CONDO/CO.OP PROJECTS

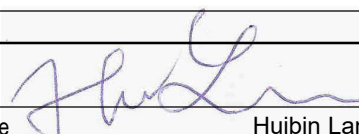
If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

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

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

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

APPRAISER

Signature   
 Appraiser Name Huibin Lan  
 Company Name Bluebay Appraisal Inc.  
 Company Address 41041 Trimboli Way #1492, Fremont, CA 94538  
 State License/Certification # AR030132 State CA  
 Email Address appraiserlan@yahoo.com

Signature \_\_\_\_\_  
 Supervisor Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Email Address \_\_\_\_\_

Bluebay Appraisal Inc.  
**SUBJECT PHOTO ADDENDUM**

File No. 35868689

Case No. 58322

Borrower Neighbor to Neighbor Homes LLC

Property Address 1336 Chestnut Street

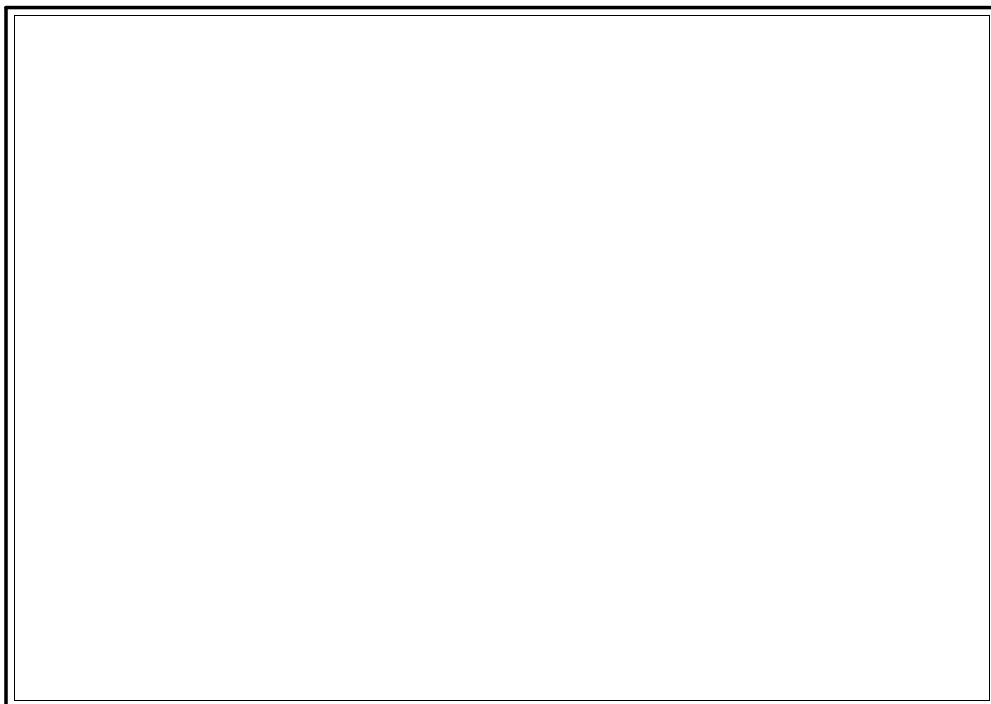
City San Carlos County San Mateo State CA Zip Code 94070

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



**FRONT OF  
SUBJECT PROPERTY**

1336 Chestnut Street  
San Carlos, CA 94070



**REAR OF  
SUBJECT PROPERTY**



**STREET SCENE**

Bluebay Appraisal Inc.  
**EXTRA COMPARABLES 4-5-6**

File No. 35868689  
 Case No. 58322

Borrower Neighbor to Neighbor Homes LLC

Property Address 1336 Chestnut Street

City San Carlos County San Mateo State CA Zip Code 94070  
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	1336 Chestnut Street San Carlos, CA 94070	136 Colton Avenue San Carlos, CA 94070			172 Garnet Avenue San Carlos, CA 94070			2 Burnham Court San Carlos, CA 94070		
Proximity to Subject		0.50 miles SE			0.63 miles S			0.68 miles SW		
Sale Price	\$	\$ 2,250,000			\$ 2,050,000			\$ 2,200,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 1,654.41 sq. ft.			\$ 1,385.14 sq. ft.			\$ 1,574.80 sq. ft.		
Data Source(s)		ML# ML81967794;DOM 2			ML# ML81961994;DOM 8			ML# ML81956025;DOM 5		
Verification Source(s)		Realquest Doc# 29497			Realquest Doc# 26423			Realquest Doc# 16483		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	
Sale or Financing		ArmLth			ArmLth			ArmLth		
Concessions		Conv;0			Conv;0			Conv;0		
Date of Sale/Time		s06/24;c06/24 0			s05/24;c04/24 +33,000			s03/24;c03/24 +44,000		
Location	N;Res;	N;Res;			A;Res;BsyRd +20,000			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	4560 sf	5500 sf -19,000			5400 sf -17,000			4900 sf 0		
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Ranch	DT1;Ranch			DT2;Contemp 0			DT1;Ranch		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	83	84 0			74 0			70 0		
Condition	C4	C3 -32,000			C4			C3 -32,000		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	6 3 2.0	6 3 1.1 +10,000			6 3 2.0			6 3 2.0		
Gross Living Area	1,390 sq. ft.	1,360 sq. ft. +9,000			1,480 sq. ft. -27,000			1,397 sq. ft. 0		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA/None	FWA/Central -3,000			FWA/None			FWA/None		
Energy Efficient Items	Dual Pane Window	Dual Pane Window			Dual Pane Window			Dual Pane Window		
Garage/Carport	1ga1dw	2ga2dw -10,000			1ga1dw			2ga2dw -10,000		
Porch/Patio/Deck	Porch/Concrete	Porch/Concrete			Porch/Concrete			Porch/Concrete		
Fireplaces	1 Fireplace	1 Fireplace			1 Fireplace			1 Fireplace		
Pool	None	None			None			None		
Listing Price \$	None	1898000 0			1850000 0			1888000 0		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -45,000			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 9,000			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2,000		
Adjusted Sale Price of Comparables		Net Adj: -2% Gross Adj: 4% \$ 2,205,000			Net Adj: 0% Gross Adj: 5% \$ 2,059,000			Net Adj: 0% Gross Adj: 4% \$ 2,202,000		

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	07/24/2023			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	DOC# 2023-035304	Realquest	Realquest	Realquest
Effective Date of Data Source(s)	02/01/2023	02/01/2023	02/01/2023	02/01/2023

Analysis of prior sale or transfer history of the subject property and comparable sales Search the database, no prior sale of the comparables(Except comp3) for the last 12 months.

Summary of Sales Comparison Approach All Comps are closed sales within last 6 months of similar design and age, and similar quality, condition and appeal from subject's market area.  
 Adjustments are made as follows: 1). Site: \$10/SF(For lot size difference larger than 10% of the subject's lot size); 2). Gross living area: \$300/SF(For GLA difference more than 20 sqft); 3). Bedroom: \$1000/Bedroom; 4). Bathroom: \$20000/Bathroom; 5). Age: \$700/Year(For age difference more than 50 years); 6). Fire place: \$3,000/Fireplace;7) Car storage: \$10,000/car.8). The monthly time adjustment used 0.9% for the contract date difference more than 6 months and 0.4% monthly for the previous 4-6 months sold comparables according to 1004MC Data , 9).Location:\$20000/per benefit/Adverse Factor; The above adjustment are obtained by paired analysis of the comparables in the subject's neighborhood and is typical to the area.

**Exterior-Only Inspection Residential Appraisal Report**

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

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

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

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

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

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

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

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

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

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

**Exterior-Only Inspection Residential Appraisal Report****APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

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



### Exterior-Only Inspection Residential Appraisal Report

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

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

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

#### APPRAISER

Signature 

Name Huibin Lan

Company Name Bluebay Appraisal Inc.

Company Address 41041 Trimboli Way #1492  
Fremont, CA 94538

Telephone Number 5106736733

Email Address appraiserlan@yahoo.com

Date of Signature and Report 08/23/2024

Effective Date of Appraisal 08/23/2024

State Certification # AR030132

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

or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_

State CA

Expiration Date of Certification or License 02/18/2025

#### SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_

Name \_\_\_\_\_

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

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

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

#### ADDRESS OF PROPERTY APPRAISED

1336 Chestnut Street  
San Carlos, CA 94070

APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,100,000

#### LENDER/CLIENT

Name Clear Capital

Company Name Wedgewood Inc

Company Address 2015 Manhattan Beach Blvd Suite 100  
Redondo Beach, CA 90278

Email Address \_\_\_\_\_

#### SUBJECT PROPERTY

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

#### COMPARABLE SALES

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

Bluebay Appraisal Inc.  
**LOCATION MAP ADDENDUM**

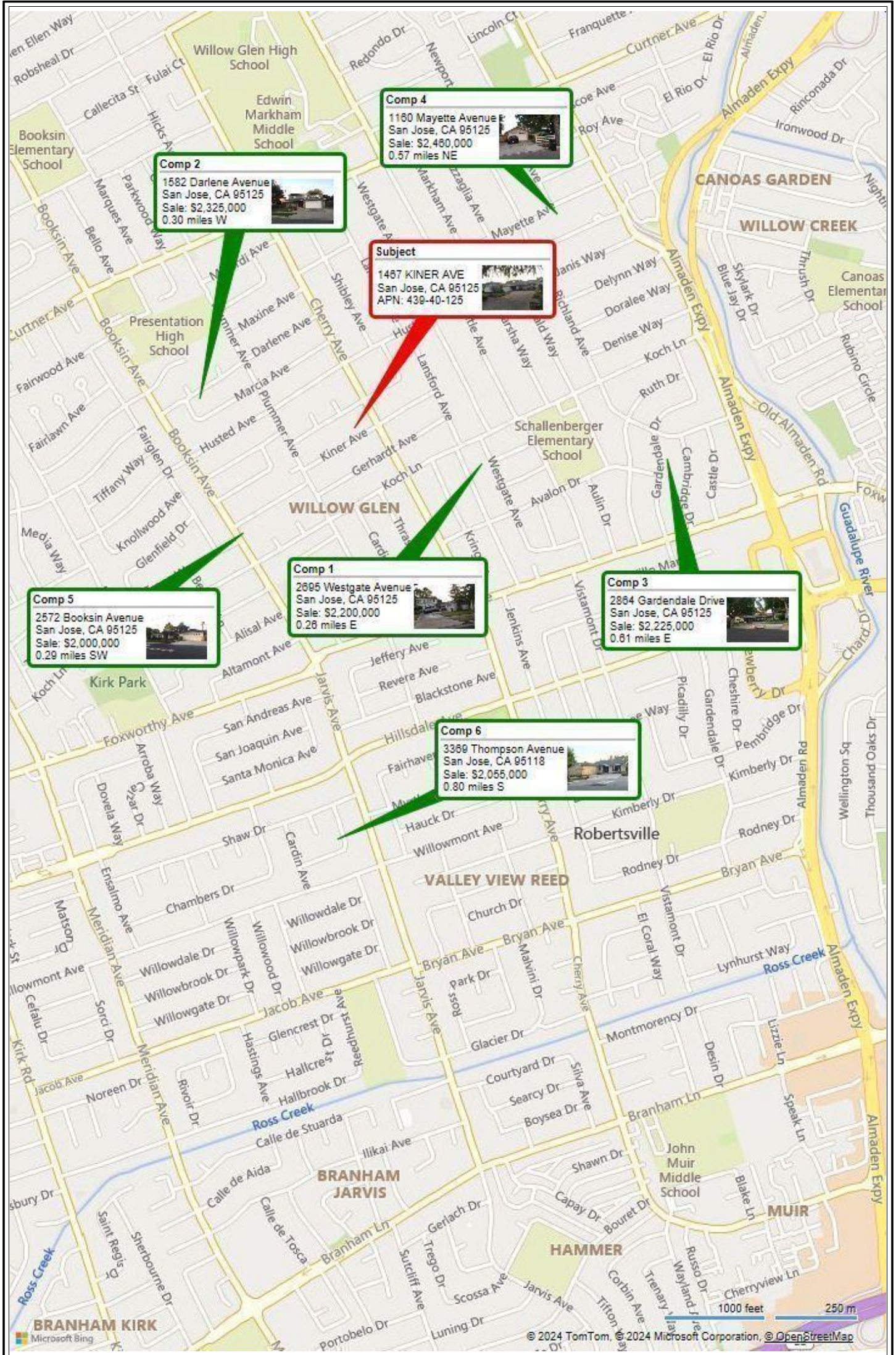
File No. 35868689  
Case No. 58322

Borrower Neighbor to Neighbor Homes LLC

Property Address 1336 Chestnut Street

City San Carlos County San Mateo State CA Zip Code 94070

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

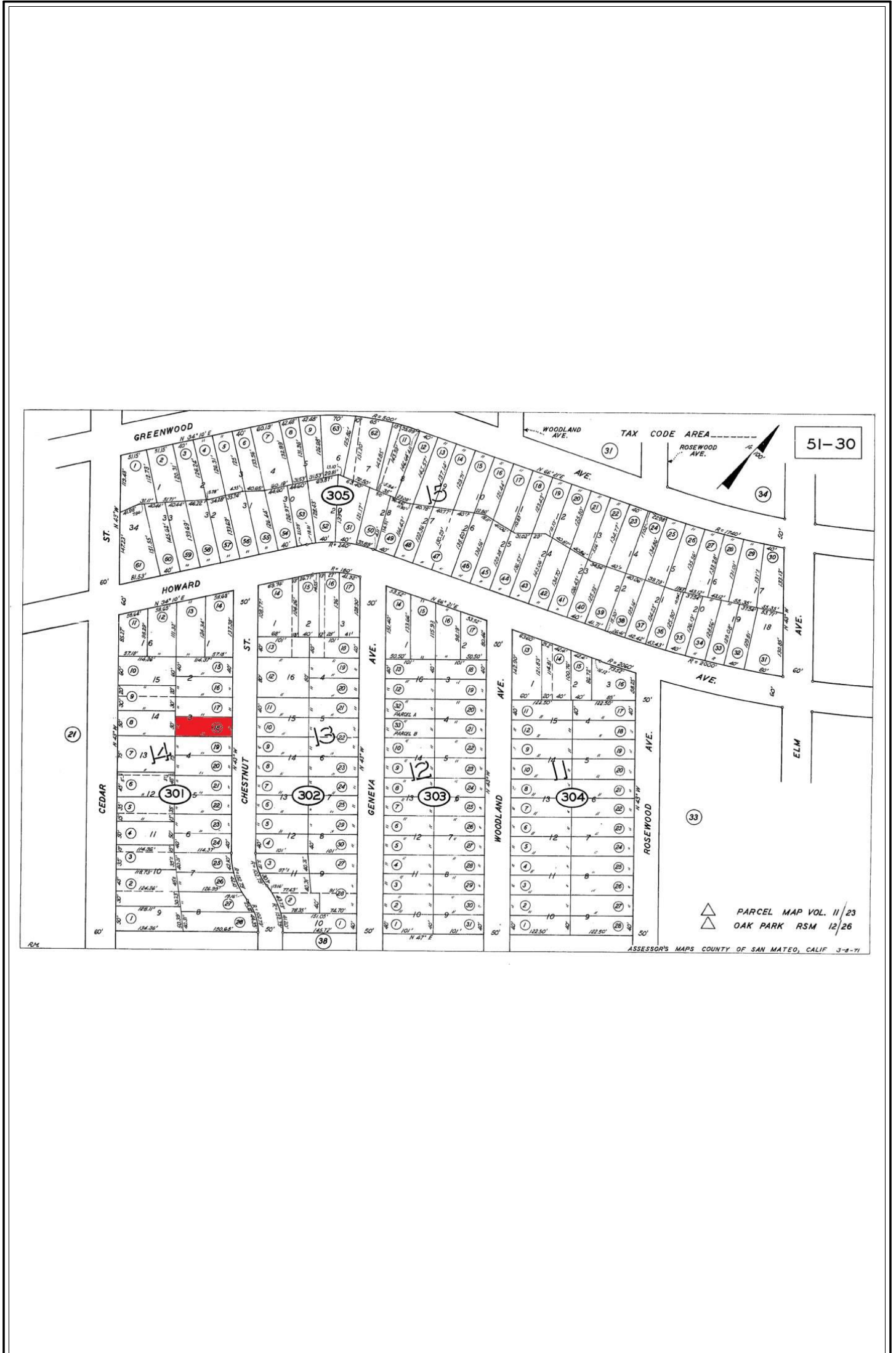


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City San Carlos County San Mateo State CA Zip Code 94070

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**COMPARABLE SALE # 1**  
2130 Belmont Avenue  
San Carlos, CA 94070



**COMPARABLE SALE # 2**  
237 Kelton Avenue  
San Carlos, CA 94070



**COMPARABLE SALE # 3**  
159 Rockridge Road  
San Carlos, CA 94070

Borrower Neighbor to Neighbor Homes LLC

Property Address 1336 Chestnut Street

City San Carlos County San Mateo State CA Zip Code 94070

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



**COMPARABLE SALE # 4**  
136 Colton Avenue  
San Carlos, CA 94070



**COMPARABLE SALE # 5**  
172 Garnet Avenue  
San Carlos, CA 94070



**COMPARABLE SALE # 6**  
2 Burnham Court  
San Carlos, CA 94070

Borrower Neighbor to Neighbor Homes LLC

Property Address 1336 Chestnut Street

City San Carlos

County

San Mateo

State

CA

Zip Code

94070

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



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

**Huibin M. Lan**

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

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 030132

Effective Date: February 19, 2023  
Date Expires: February 18, 2025

*Loretta Dillon*  
Loretta Dillon, Deputy Bureau Chief, BREA

3067248

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

Borrower Neighbor to Neighbor Homes LLC

Property Address 1336 Chestnut Street

City San Carlos

County

San Mateo

State

CA

Zip Code

94070

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

[X] Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP3367375-23

Renewal of: RAP3367375-22

Program Administrator: Herbert H. Landy Insurance Agency Inc. 100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Huibin Lan

Item 2. Address: 41526 Carmen St City, State, Zip Code: Fremont, CA 94539

Item 3. Policy Period: From 09/08/2023 To 09/08/2024 (Month, Day, Year) (Month, Day, Year) (Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 500,000 Damages Limit of Liability - Each Claim
B. \$ 500,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 1,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 1,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 500 Each Claim
B. \$ 1,000 Aggregate

Item 6. Premium: \$ 835.00

Item 7. Retroactive Date (if applicable): 09/08/2006

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 CA (10/13) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Handwritten signature: Rebecca A. Magnuson
Authorized Representative

Borrower Neighbor to Neighbor Homes LLC

Property Address 1336 Chestnut Street

City San Carlos

County

San Mateo

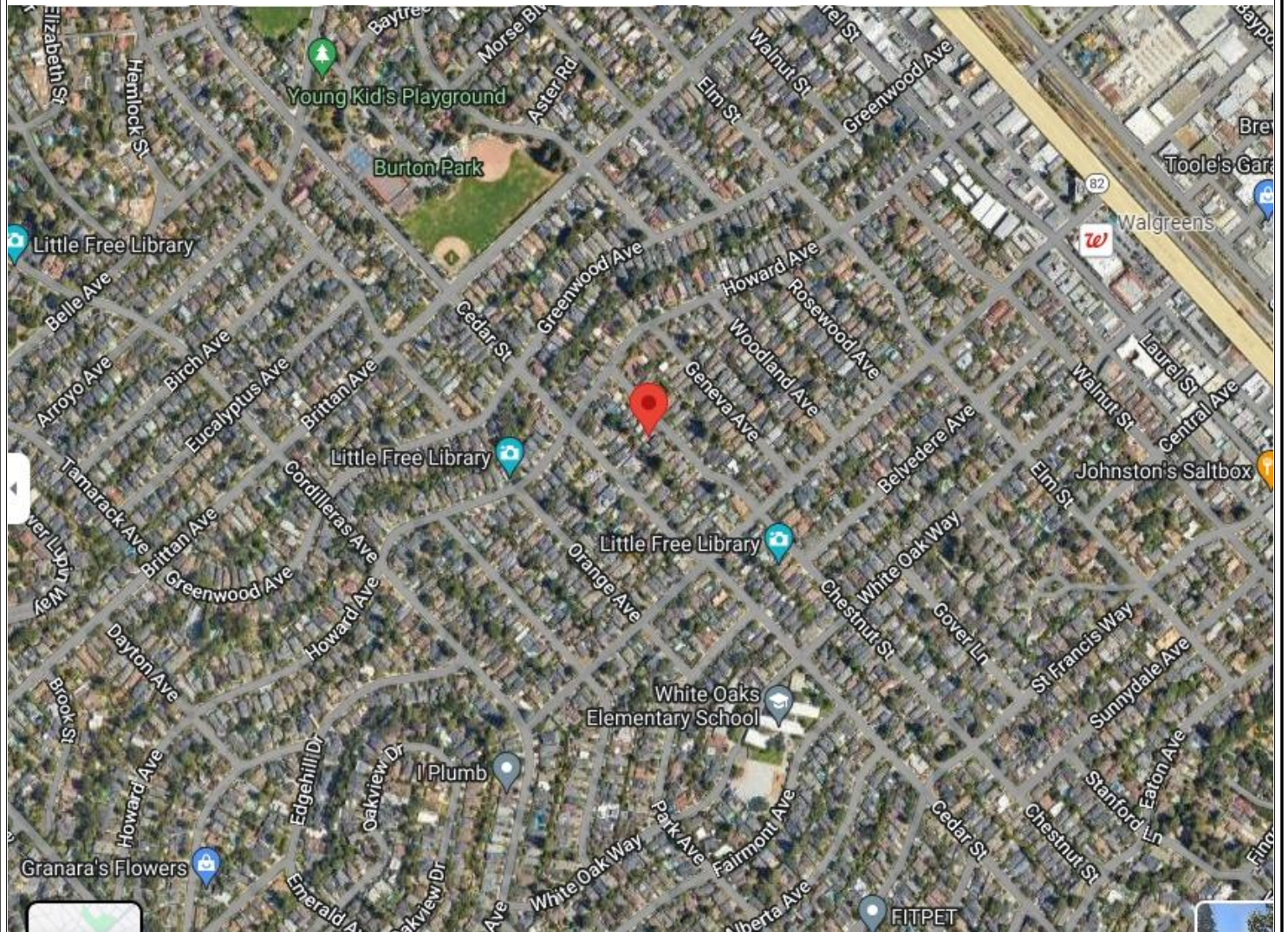
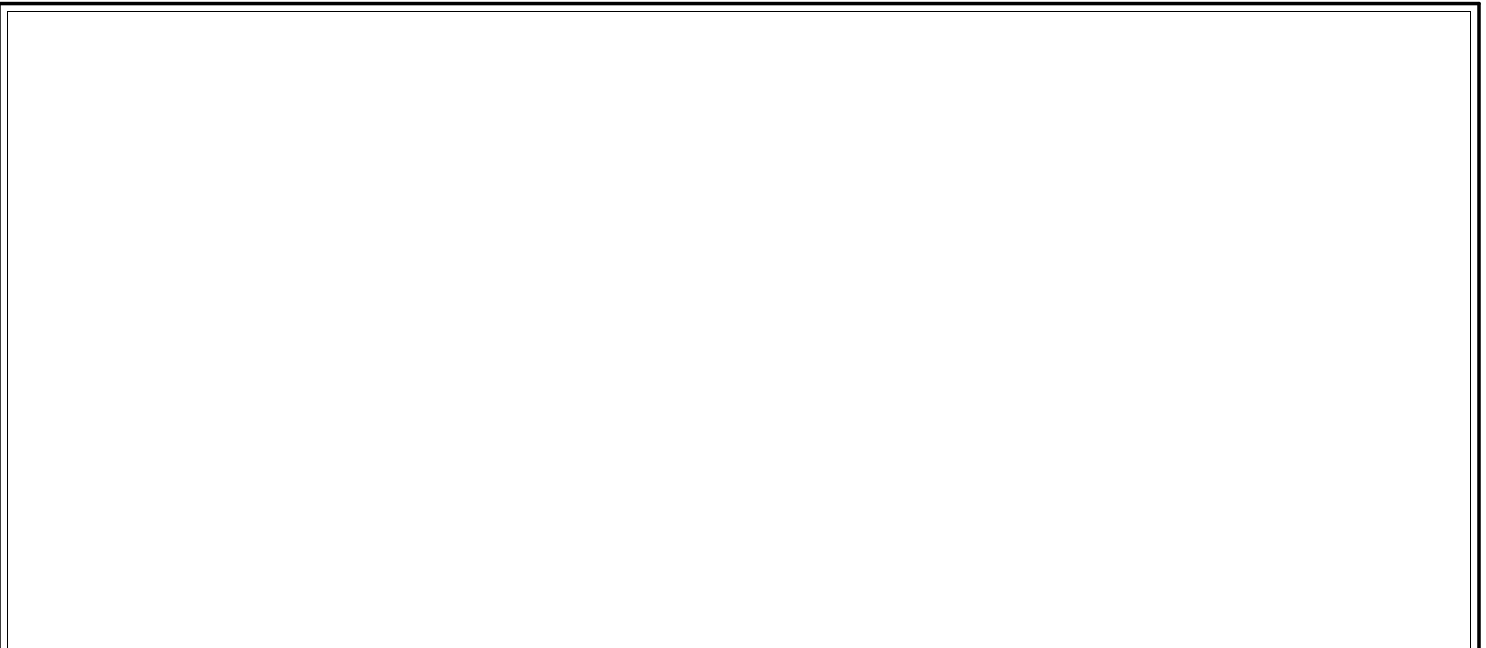
State CA

Zip Code

94070

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278





**UNIFORM APPRAISAL DATASET (UAD)  
Property Condition and Quality Rating Definitions**File No. 35868689  
Case No. 58322**Requirements - Condition and Quality Ratings Usage**

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

**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 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. It's 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 are 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.*

**UNIFORM APPRAISAL DATASET (UAD)  
Property Condition and Quality Rating Definitions**

File No. 35868689  
Case No. 58322

### 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 exceptionally high quality.

#### Q2

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

#### Q3

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

#### Q4

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

#### Q5

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

#### Q6

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

### Requirements - 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 meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

#### Remodeled

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

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

#### Explanation of Bathroom Count

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

#### Example:

3.2 indicates three full baths and two half baths.

**UNIFORM APPRAISAL DATASET (UAD)  
Property Description Abbreviations Used in This Report**

File No. 35868689  
Case No. 58322

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	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	Sales 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
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
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

Bluebay Appraisal Inc.  
**COMMENT ADDENDUM**

File No. 35868689  
Case No. 58322

Borrower Neighbor to Neighbor Homes LLC

Property Address 1336 Chestnut Street

City San Carlos County San Mateo State CA Zip Code 94070

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

The appraiser's competency for completing work order assignments within the subject's market area:

The appraiser is very familiar with the market area of the subject, approximate about 300 of appraisals completed in this market, there is about 10 miles that the appraiser traveled to the subject. The appraiser has about 10 years of field work experience and has access to the MLS data of the subject's neighborhood. The appraiser reside in the neighbor county of Alameda county.

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

**HIGHEST AND BEST USE OF THE SUBJECT:** The subject has typical lot size, GLA, style, construction quality and similar condition as a single family house (physically possible) and conform to the neighborhood with almost all the similar single family houses (The reasonable, probable and Legal use of the lot as the the single family home zoning of the neighborhood---- Legally allowable), the single family house demand is still high in all the bay area and the subject's neighborhood (financially feasible and Maximu Productive), thus its current use is in its highest and best use.

The Coronavirus (COVID-19) outbreak has had a significant impact on local, national and global economies. Financial markets worldwide are experiencing unprecedented volatility. In some areas of the United States, there are current Shelter-in-Place orders and other restrictions on daily activities. These events are likely to impact real estate values in the short term but, as of the date of this appraisal, there is not enough data to substantiate that position. I have researched all available local sources and, as of this date, I have not found any data suggesting that significant changes in local real estate market have occurred. The market data presented in this appraisal report is considered the most recent and relevant available and the resulting analysis best reflects market conditions as of the effective date of appraisal.

No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the Clear Capital.

Bluebay Appraisal Inc.  
**COMMENT ADDENDUM**

File No. 35868689  
Case No. 58322

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Appraiser searched out 3.5 miles from the subject ,within 12 months GLA1112-1668 sqft and county of San Mateo and found the following 244 comparables :

Street Address (Full)	Sale Price	Sq Ft Total
2647 Thornhill DR	1795000	1280
1092 Pensacola ST	2080000	1630
1905 Oak Knoll DR	1900000	1120
284 Jeter ST	1780000	1130
1079 Connecticut Dr	1760000	1290
2605 Hopkins AVE	2105000	1390
2503 Carson St	2098000	1615
1176 Ruby ST	1310000	1260
1527 Mitchell WAY	2418000	1577
308 Chesterton AVE	1760000	1360
320 Bodega ST	2180000	1470
204 Manor DR	1820000	1431
110 Center ST	1280000	1610
211 St Francis ST	2200688	1401
273 Fir St	1740000	1200
936 Castle Hill RD	2450000	1600
3 Barbara LN	1700000	1520
304 Cedar ST	1965000	1240
30 Cottage LN	1875000	1503
17 Arroyo View CIR	1780000	1520
254 Rutherford AVE	1730000	1310
2432 Coronet BLVD	1940000	1430
1917 Alameda De Las Pulgas	2200003	1530
412 Oxford WAY	2090000	1600
1339 Fernside ST	2447000	1250
60 Williams LN	1875000	1550
53 E 38th AVE	1735000	1180
16 Fay AVE	1930000	1250
3071 Page ST	1600000	1270
473 Chesapeake AVE	2200000	1470
159 Rockridge RD	2050000	1150
954 Emerald Hill RD	2002000	1630
2130 Belmont AVE	2100000	1230
55 Northam AVE	2000000	1480
561 Madison AVE	1565000	1320
1587 Kentfield AVE	1690000	1584
4005 Branson DR	1650000	1400
228 Windsor DR	1900000	1575
221 Rosilie ST	2205000	1320
2036 Mezes AVE	2465000	1390
136 Colton AVE	2250000	1360
244 Windsor DR	1400000	1590
1128 Tanglewood WAY	2406500	1650
4004 Orinda DR	1700000	1460
2600 All View WAY	2185000	1397
237 Kelton AVE	2033000	1510
3761 Red Oak WAY	2160000	1300
2705 Coronet BLVD	2180000	1290

Bluebay Appraisal Inc.  
**COMMENT ADDENDUM**

File No. 35868689  
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317 Rolling Hills AVE	1580000	1150
204 Jeter ST	2100000	1360
32 Shaw CT	1915000	1410
2611 Coronet BLVD	2700000	1623
910 Cordilleras AVE	2098000	1660
329 Malcolm AVE	2700000	1430
60 Markham AVE	1285000	1330
2942 San Juan BLVD	2440000	1620
1614 Pecan Ct	1980000	1220
1411 Cordilleras AVE	2635000	1380
303 E ST	1850000	1540
1363 Woodland AVE	1825000	1350
518 Grand ST	1900000	1390
1003 Vera AVE	1705000	1460
38 Williams LN	1865000	1550
2745 Ohio AVE	2310000	1395
982 Holly ST	1310000	1180
730 Canyon RD	1960000	1580
1824 CHULA VISTA DR	2520000	1480
1436 Cordilleras AVE	2360000	1370
1008 Porto Marino DR	1860000	1170
1880 Palm AVE	2600000	1525
140 Atherwood AVE	1655100	1480
1020 Maywood DR	2625000	1500
172 Garnet AVE	2050000	1480
1614 Alameda De Las Pulgas	1720000	1130
2411 Graceland AVE	2575000	1450
1220 Westwood ST	2277000	1265
801 Covington RD	1265000	1260
3916 Regan DR	1900000	1400
3705 Farm Hill BLVD	1650000	1300
410 Chesterton AVE	2250000	1408
1115 Ruby ST	1491000	1410
389 Northumberland AVE	2050000	1140
2121 Jefferson AVE	1875000	1617
164 Woodbridge CIR	2518000	1620
2021 Mezes AVE	2138000	1570
1151 Cleveland ST	1355000	1410
2711 Victoria MNR	2325000	1440
198 Loyola AVE	1300000	1260
1189 Virginia AVE	1770000	1460
100 Alameda De Las Pulgas	1975000	1200
1681 Brittan AVE	1795000	1150
2330 Saint Francis WAY	2508000	1500
1810 Jefferson AVE	1450000	1290
1400 Solana DR	2300000	1290
3880 Bret Harte DR	2100000	1430
1941 Hillman AVE	1810000	1120
1589 Alameda De Las Pulgas	1624500	1390
144 Arundel Road	2710000	1580

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**COMMENT ADDENDUM**

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365 Ridge RD	1905000	1530
547 Cambridge ST	1450000	1420
1580 Himmel AVE	2000000	1610
785 Cedar ST	2100000	1510
449 Vera AVE	850000	1200
3800 Curtiss ST	1550000	1210
309 Laurel ST	1934500	1270
1584 Mitchell WAY	2268000	1250
159 San Carlos AVE	1610000	1240
248 Boothbay AVE	2166666	1280
490 6th AVE	1562000	1230
984 Springfield DR	1855000	1313
239 Windsor DR	1810000	1460
363 Alexander Ave	1550000	1230
219 E ST	1649950	1220
1174 Virginia AVE	2015000	1280
1701 Hillman AVE	1800000	1540
317 Commander LN	1360088	1180
3601 Midfield WAY	1610000	1340
1156 Davis ST	1720000	1315
928 Johnson ST	2210000	1500
308 G ST	1600000	1240
218 A ST	1658000	1200
2820 San Ardo WAY	2200000	1420
2703 Hastings AVE	1965000	1560
716 Charter ST	1170000	1140
6 Barcelona CIR	1730000	1320
2 Burnham CT	2200000	1397
738 Sapphire ST	1750000	1320
2038 Arbor AVE	1815000	1560
237 Poplar AVE	2300000	1480
3070 Sterling WAY	1610000	1250
939 Walnut ST	1950000	1380
245 King ST	2198000	1220
811 Redwood AVE	1728888	1410
135 Rockridge RD	2070000	1450
113 Alberta AVE	2470000	1380
2077 Brittan AVE	1495000	1170
1873 Alameda De Las Pulgas	2570000	1650
1720 Robin Whipple WAY	2425000	1579
567 7Th Ave	1650000	1370
57 Madera AVE	1923500	1480
3267 Hoover ST	1500000	1400
520 Manzanita ST	1115000	1230
1161 Woodland AVE	2170000	1330
2593 Briarfield AVE	2150000	1640
137 42nd AVE	1768000	1430
504 9th AVE	1900000	1246
311 Elm ST	2166700	1150
2704 Brittan AVE	1911000	1630
269 King ST	2500000	1530

Bluebay Appraisal Inc.  
**COMMENT ADDENDUM**

File No. 35868689  
Case No. 58322

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3376 Marisma St	1793888	1200
889 Cordilleras AVE	2450000	1410
390 Northumberland AVE	1961000	1400
265 Highland AVE	2800000	1660
1517 Virginia AVE	2012000	1380
1552 Chestnut ST	2200000	1420
2133 Greenwood AVE	2210000	1463
2835 Briarfield AVE	2205000	1520
561 Osprey DR	2120000	1630
548 7th AVE	1760000	1460
416 Upton ST	1930000	1450
129 41st AVE	1975000	1460
573 Stanford AVE	1381000	1240
1614 Pecan CT	1530000	1220
495 9th AVE	1700000	1490
2509 Dekoven AVE	1868888	1330
263 Ferndale WAY	1260000	1489
849 Elm ST	1975000	1250
905 Academy AVE	1975000	1300
506 Gibraltar Ln	2150000	1620
2712 Yosemite	2005000	1390
362 Topaz ST	1875000	1660
14 Cottage LN	1650000	1425
1833 Brittan AVE	1510000	1230
1410 Cedar ST	2304000	1530
312 Lakeview WAY	1500000	1470
335 Samson ST	1689000	1140
1131 Foothill ST	1600000	1460
1010 Roosevelt AVE	1662000	1610
433 Northumberland AVE	1415000	1140
1680 Hull DR	1420000	1575
163 Iris ST	1725000	1420
405 Nantucket ST	2065000	1280
983 Johnson ST	1550000	1496
42 Chilton AVE	2365000	1500
1465 Bonnie CT	2100000	1459
651 Glenloch WAY	2120000	1415
506 Oak Ave	1240000	1130
1621 Notre Dame AVE	1725000	1300
2433 Coronet BLVD	1700000	1500
2433 Coronet BLVD	1700000	1500
445 2nd AVE	900000	1490
1631 El Verano WAY	1900000	1290
1222 Dewey ST	1920000	1420
1240 Kedith ST 1240 and 1250	1552000	1552
308 Starfish LN	1805000	1500
1031 Springfield DR	1600000	1520
1804 Brewster AVE	2050000	1470
508 Roxbury Way	1890000	1470
248 E 40th AVE	1630000	1330
3616 Midfield WAY	1735000	1204



Bluebay Appraisal Inc.  
**COMMENT ADDENDUM**

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1916 Valdez AVE	2270000	1480
807 Canada RD	1725000	1570
1309 Walnut ST	2050000	1520
1040 Walnut ST	1500000	1330
1416 Solana DR	2675000	1660
761 Orange AVE	1800000	1208
832 Adams ST	1325000	1220
1920 Alden ST	2462119	1519
405 Yorkshire WAY	1500000	1240
831 Chesterton AVE	1900000	1390
1318 MAGNOLIA AVE	1625000	1420
218 A ST	950000	1200
1 Maple WAY	2100000	1640
611 Harrison AVE	1510000	1210
1227 Gordon ST	1695000	1350
1226 Westwood ST	2100000	1330
1615 Roosevelt AVE	1635000	1400
2666 San Carlos AVE	1800000	1240
3810 Jefferson AVE	1700000	1630
2210 Brewster AVE	2589000	1514
1020 Maywood DR	1600000	1500
1517 Eaton AVE	2100000	1400
2910 San Juan BLVD	1750000	1190
1808 Maddux DR	1925000	1440
1156 Parkwood WAY	1475000	1530
160 Chestnut ST	1635000	1310
2056 Arroyo AVE	2000000	1290
2610 Howard AVE	1830000	1130
952 Castle Hill RD	2225000	1630
324 Alexander AVE	2255000	1494
817 Chestnut ST	2800000	1560
5 Pepper LN	2350000	1255
281 Winchester CT	2165000	1302
1174 Virginia AVE	1540000	1280
1244 Connecticut DR	2360000	1502
129 W 42nd Ave	1539800	1349
418 Oxford WAY	1670000	1190
2812 Tramanto DR	2300000	1650
309 E 39th AVE	1815000	1470
1879 Hull AVE	1825000	1200
2413 Graceland AVE	1850000	1350
1655 Alameda De Las Pulgas	1830000	1550
1500 Sunnyslope AVE	2208000	1440
1245 Alameda De Las Pulgas	1749888	1210

**APPRAISAL COMPLIANCE ADDENDUM**

File No. 35868689  
Case No. 58322

Borrower/Client <u>Neighbor to Neighbor Homes LLC</u>			
Address <u>1336 Chestnut Street</u>		Unit No. _____	
City <u>San Carlos</u>	County <u>San Mateo</u>	State <u>CA</u>	Zip Code <u>94070</u>
Lender/Client <u>Wedgewood Inc</u>			

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

**APPRAISAL AND REPORT IDENTIFICATION**

This Appraisal Report is one of the following types:

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

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

**ADDITIONAL CERTIFICATIONS**

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

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

**PRIOR SERVICES**

- I have **NOT** performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

**PROPERTY INSPECTION**

- I  **HAVE** made a personal inspection of the property that is the subject of this report.
- I  have **NOT** made a personal inspection of the property that is the subject of this report.

**APPRAISAL ASSISTANCE**

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

none


**ADDITIONAL COMMENTS**

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: External only inspection. I did not do any services for the subject within the last 3 years.

**MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY**

A reasonable marketing time for the subject property is 20-40 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 20-40 day(s).

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature 	Signature _____
Name <u>Huibin Lan</u>	Name _____
Date of Signature <u>08/23/2024</u>	Date of Signature _____
State Certification # <u>AR030132</u>	State Certification # _____
or State License # _____	or State License # _____
State <u>CA</u>	State _____
Expiration Date of Certification or License <u>02/18/2025</u>	Expiration Date of Certification or License _____
Effective Date of Appraisal <u>08/23/2024</u>	Supervisory Appraiser Inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior Only from street <input type="checkbox"/> Interior and Exterior

Borrower Neighbor to Neighbor Homes LLC

Property Address 1336 Chestnut Street

City San Carlos

County

San Mateo

State

CA

Zip Code

94070

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

8/22/24, 11:15 PM

Statistics Sheet

### Basic Market Statistics

Use this sheet to see basic statistics on the market as a whole.

#### Status: Sold (244)

	List Price	DOM	Sale Price	Beds	Baths	Year Built	Sq Ft Total	Lot Size	\$/SqFt
<b>Min</b>	\$850,000	0	\$850,000	2	1	1912	1,120	2,193	\$604
<b>Max</b>	\$2,589,000	179	\$2,800,000	5	3	2021	1,660	37,331	\$1,958
<b>Avg</b>	\$1,774,178	17	\$1,908,802	3	2	1952	1,396	6,480	\$1,372
<b>Median</b>	\$1,792,500	9	\$1,900,000	3	2	1951	1,404	6,000	\$1,358
<b>Sum</b>	\$432,899,494		\$465,747,666						

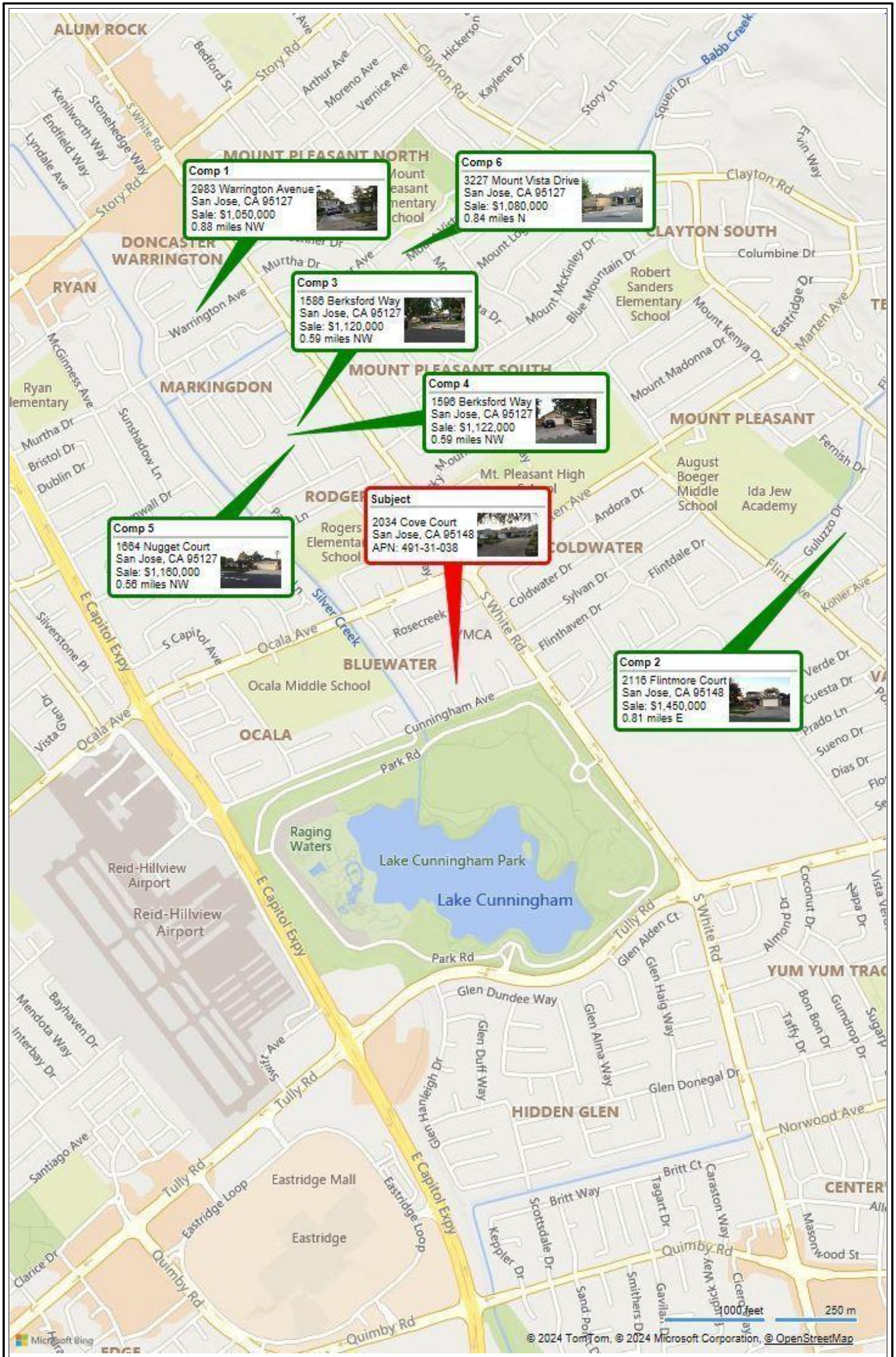
Criteria:

244 Listings have been selected.

Bluebay Appraisal Inc.  
**LOCATION MAP ADDENDUM**

File No. 35868689  
 Case No. 58322

Borrower Neighbor to Neighbor Homes LLC  
 Property Address 1336 Chestnut Street  
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 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



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**ENHANCED REPORT 2.0**

**Subject Property:**



**Site Address**  
1336 CHESTNUT ST  
SAN CARLOS, CA 94070-4715



**Mail Address**  
1336 CHESTNUT ST  
SAN CARLOS, CA 94070-4715



**Prepared For:**

**Amy Zhang**  
(510) 552-1058  
amylanzhang@yahoo.com

**Document Contents**



- Profile Cover Sheet
- Property Overview
- Property History Page
- Property Comparables (Detailed)
- Property Comparables (Summary)
- Neighborhood
- Plat Map

**Provided By**

**Richard Chen**  
3340 Walnut Ave 116  
Fremont, CA 94538  
Richard.chen@cti.com

**PROPERTY OVERVIEW**

**1336 CHESTNUT ST, SAN CARLOS, CA 94070-4715**

**Owner and Geographic Information**



**Primary Owner:**  
BERES RICHARD K & DANIELLE

**Secondary Owner:**

**Site Address:**  
1336 CHESTNUT ST, SAN CARLOS, CA 94070-4715

**Mail Address:**  
1336 CHESTNUT ST, SAN CARLOS, CA 94070-4715

**APN:** 051-301-180

**Lot Number:** 3 **Page / Grid:**

**Housing Tract Number:**

**Legal Description:** **Lot Code:** 3  
**Block:** 14  
**Subdivision:** OAK PARK  
**Legal Brief Description:** LOT:3 BLK:14 SE 40 FT OF LOT 3 BLOCK 14 OAK PARK RSM 12/26 29 CITY OF SANCARLOS

**Property Details**

<b>Bedrooms:</b> 3	<b>Year Built:</b> 1941	<b>Square Feet:</b> 1,390
<b>Bathrooms:</b> 2	<b>Garage:</b> Attached 1	<b>Lot Size:</b> 4,560 SF
<b>Total Rooms:</b> 6	<b>Fireplace:</b>	<b>Number of Units:</b> 0
<b>Zoning:</b>	<b>Pool:</b>	<b>Use Code:</b> Single Family Residential

**Sale Information**



**Transfer Date:** 11/03/2003  
**Transfer Value:** \$0.00  
**Cost/Sq Feet:**

**Seller:** BERES, RICHARD K  
**Document#:** [2003314750](#)

**Assessment and Taxes**



<b>Assessed Value:</b> \$840,430.00	<b>Percent Improvement:</b> 50.00%	<b>Homeowner Exemption:</b>
<b>Land Value:</b> \$420,215.00	<b>Tax Amount:</b> \$11,095.50	<b>Tax Rate Area:</b> 11-001
<b>Improvement Value:</b> \$420,215.00	<b>Tax Status:</b> Current	<b>Tax Account ID:</b>
<b>Market Improvement Value:</b>	<b>Market Land Value:</b>	<b>Tax Year:</b> 2023
<b>Market Value:</b>		

Borrower Neighbor to Neighbor Homes LLC

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City San Carlos

County

San Mateo

State

CA

Zip Code

94070

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



**PROPERTY HISTORY**

1336 CHESTNUT ST, SAN CARLOS, CA 94070-4715

**Foreclosure Record - 07/24/2023**

Recording Date: 07/24/2023 Document#: [2023-035304](#)  
 Document Type: Notice of Sale  
 Lender Type: Borrowers Name:  
 Vesting:  
 Legal Description:

**Foreclosure Record - 07/01/2022**

Recording Date: 07/01/2022 Document#: [2022-051805](#)  
 Document Type: Notice of Sale  
 Lender Type: Borrowers Name:  
 Vesting:  
 Legal Description:

**Foreclosure Record - 03/07/2022**

Recording Date: 03/07/2022 Document#: [2022-019654](#)  
 Document Type: Notice of Default  
 Lender Type: Borrowers Name:  
 Vesting:  
 Legal Description:

**Assignment Record - 11/12/2013**

Recording Date: 11/12/2013 Document#: [2013-155768](#)  
 Price: Document Type: Assignment of Mortgage  
 TD Due Date: Type of Financing:  
 Lender Name:  
 Lender Type: Borrowers Name: RICHARD K BERES, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY  
 Vesting:  
 Legal Description:

**Prior Transfer - 11/03/2003**

Recording Date: 11/03/2003 Document#: [2003314750](#)  
 Price: \$0.00 Document Type: Intra-family Transfer or Dissolution  
 First TD: Type of Sale: Transfer Tax on doc, indicated as EXEMPT  
 Lender Name:  
 Buyer Name: BERES, RICHARD K; BERES, DANIELLE Buyer Vesting: CP  
 Seller Name: BERES, RICHARD K  
 Legal Description: Lot Number: 3  
 Block: 14  
 Subdivision: OAK PARK SAN MATEO CO  
 Map Ref: MAP12 PG26-29  
 Legal Brief Description: SOUTHEASTERLY2 LOT3

Borrower Neighbor to Neighbor Homes LLC  
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Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

