

Exterior-Only Inspection Residential Appraisal Report

Property Address 3116 N Summit Pointe Drive City Topanga State CA Zip Code 90290
Borrower Neighbor to Neighbor Homes LLC Owner of Public Record ARMENI ATTILIO/ARMENI LAUREL County Los Angeles
Legal Description TR=45360 LOT 82
Assessor's Parcel # 4434-039-039 Tax Year 2023 R.E. Taxes \$ 14,848
Neighborhood Name Summit Pointe Estates Map Reference 117-32 Census Tract 8001.03
Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments \$ 0 [X] PUD HOA \$ 475 [X] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Loan Servicing
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offerings price(s), and date(s). CRMLS#

Contract
I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ Date of Contract Is the property seller the owner of public record? [ ] Yes [ ] No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

Neighborhood
Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use %
Location [ ] Urban [X] Suburban [ ] Rural Property Values [ ] Increasing [X] Stable [ ] Declining PRICE AGE One-Unit 65 %
Built-Up [X] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [ ] Shortage [X] In Balance [ ] OverSupply \$ (000) (yrs) 2-4 Unit 00 %
Growth [ ] Rapid [X] Stable [ ] Slow Marketing Time [ ] Under 3 mths [X] 3-6 mths [ ] Over 6mths 810 Low 1 Multi-Family 5 %
Neighborhood Boundaries Mulholland Dr is to the north. Santa Maria Rd is to the south. Topanga Canyon Blvd is to the west. Santa Monica Mountains is to the east.
2,863 High 56 Commercial 5 %
1,525 Pred. 27 Other Vac/Prk 25 %
Neighborhood Description Subject neighborhood is within 2-4 miles from educational, retail, and employment districts and all consumer support facilities including public transportation, and freeways. Neighborhood, property compatibility and the protection from detrimental conditions as well as public utilities, including police and fire protection, are in the marketplace.
Market Conditions (including support for the above conclusions) Values in the market area were relatively stable at the time of inspection. There was fluctuation of median prices. However, this was typical in the market area.

Site
Dimensions See Site Map for Area Calculation Area 15388 sf Shape Rectangular View N;Mtn;
Specific Zoning Classification R1L2 Zoning Description Single Family Residential
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. The highest and best use meets legal permissibility, physical possibility, financial feasibility, and maximum productivity.
Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Public Private
Electricity [X] [ ] Water [X] [ ] Street Pvd [ ] [X]
Gas [X] [ ] Sanitary Sewer [X] [ ] Alley None [ ] [ ]
FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone D FEMA Map # 06037C1290F FEMA Map Date 09/26/2008
Are the utilities and/or off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe.
There were no apparent adverse easements, encroachments, or environmental conditions noted. The subject is located in a 24 hour guard gated private community. The street are well maintained by the HOA and shared by all the homes located in the PUD. There are no adverse affects on value or marketability.

Improvements
Source(s) Used for Physical Characteristics of Property [ ] Appraisal Files [X] MLS [X] Assessment and Tax Records [ ] Prior Inspection [ ] Property Owner [X] Other (describe)
Realist Data Source(s) for Gross Living Area Tax Records
General Description General Description Heating / Cooling Amenities Car Storage
Units [X] One [ ] OnewithAccessoryUnit [X] Concrete Slab [ ] Crawl Space [X] FWA [ ] HWBB [X] Fireplace(s) # 1 [ ] None
# of Stories 2 [ ] Full Basement [ ] Finished [ ] Radiant [ ] Woodstove(s) # 0 [X] Driveway # of Cars 4
Type [X] Det. [ ] Att. [ ] S-Det./End Unit [ ] Partial Basement [ ] Finished [ ] Other None [X] Patio/Deck Patio Driveway Surface Concrete
[X] Existing [ ] Proposed [ ] UnderConst. Exterior Walls Stucco Fuel FAU [X] Porch Cov [X] Garage # of Cars 4
Design (Style) Traditional Roof Surface Tile [X] Central Air Conditioning [X] Pool Spa [ ] Carport # of Cars 0
Year Built 1995 Gutters & Downspouts Alum [ ] Individual [X] Fence Concrete [X] Attached [ ] Detached
Effective Age (Yrs) 25 Window Type Metal [ ] Other None [ ] Other None [ ] Built-in
Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 9 Rooms 5 Bedrooms 4.1 Bath(s) 4,068 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) None

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;See comments -
SUBJECT CONDITION
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No
If Yes, describe There are no apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity. Please note that the appraiser is not a licensed building contractor or professional building inspector, and is therefore not qualified to survey, analyze, or comment on physical items that are not immediately visible to the untrained eye. If the client has concerns regarding any mechanical or structural physical problems, an expert in that field or specialty should be consulted.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe The subject condition size, age, and design/style conforms the homes in the immediate market area.

### Exterior-Only Inspection Residential Appraisal Report

There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 2,695,000 to \$ 2,695,000		There are 2 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 2,130,000 to \$ 2,275,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	3116 N Summit Pointe Drive Topanga, CA 90290	3318 N Summit Pointe Dr Topanga, CA 90290	21010 Mendenhall Ct Topanga, CA 90290	21013 Kenwyn Ct Chatsworth, CA 91311	
Proximity to Subject		0.29 miles N	0.09 miles E	0.26 miles N	
Sale Price	\$	\$ 2,275,000	\$ 2,130,000	\$ 2,863,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 693.81 sq. ft.	\$ 649.59 sq. ft.	\$ 703.79 sq. ft.	
Data Source(s)		CRMLS#24412341;DOM 7	CRMLS#24383509;DOM 90	CRMLS#22226314;DOM 136	
Verification Source(s)		DOC#581794, RealQuest	DOC#597131, RealQuest	DOC#311736, RealQuest	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0	
Date of Sale/Time		s08/24;c07/24	0	s09/24;c07/24	0
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	15388 sf	13019 sf	0	13799 sf	0
View	N;Mtn;	N;Mtn;		N;Mtn;	
Design (Style)	DT2;Traditional	DT2;Traditional		DT2;Traditional	
Quality of Construction	Q3	Q3		Q3	
Actual Age	29	28	0	29	0
Condition	C4	C4		C4	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	
Room Count	9 5 4.1	9 5 4.1		9 5 4.1	
Gross Living Area	4,068 sq. ft.	3,279 sq. ft.	+189,500	3,279 sq. ft.	+189,500
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FAU/CAC	FAU/CAC		FAU/CAC	
Energy Efficient Items	None	None		None	
Garage/Carport	4ga4dw	3ga3dw	+10,000	3ga3dw	+10,000
Porch/Patio/Deck	Patio/Porch	Patio/Porch		Patio/Porch	
Fireplaces	1 Fireplace	1 Fireplace		1 Fireplace	
Pool/Spa	Pool/Spa	None	+50,000	None	+50,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 249,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 249,500
Adjusted Sale Price of Comparables		Net Adj: 11%		Net Adj: 12%	
		Gross Adj: 11%	\$ 2,524,500	Gross Adj: 12%	\$ 2,379,500
				Gross Adj: 10%	\$ 2,576,500

SALES COMPARISON ANALYSIS

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) CRMLS, RealQuest.com  
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) CRMLS, RealQuest.com

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			07/02/2024	
Price of Prior Sale/Transfer			\$0	
Data Source(s)	RealQuest.com	RealQuest.com	RealQuest.com	RealQuest.com
Effective Date of Data Source(s)	10/14/2024	10/14/2024	10/14/2024	04/17/2023

Analysis of prior sale or transfer history of the subject property and comparable sales The prior transfer of comp two was not a market driven transaction. It was a transfer from Weitzman Wendy K O F/tr to Wyman Wendy K O Family Trust at no value.

Summary of Sales Comparison Approach The estimated value is based on the most recent similar sales, support of value marketability, and indication of value based on the principles of substitution. The opinion of value is greater than predominate due to superior overall quality of construction and gross living area. The subject is not over improved and there are no adverse affects on value or marketability.

Indicated Value by Sales Comparison Approach \$ 2,450,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 2,450,000 Cost Approach (if developed) \$ Income Approach (if developed) \$  
Value is based on principles of substitution & opportunity costs as they apply to the market data approach Due to the lack of relevant lot sales in the subject's area and the age of the subject improvements, the cost approach has been deemed unreliable and, therefore, unnecessary to be included in this report. The majority of the home within the subject's neighborhood are owner occupied, not income producing, and therefore, the income approach is unnecessary.  
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:

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 \$ 2,450,000 , as of 10/12/2024 , which is the date of inspection and the effective date of this appraisal.

## Exterior-Only Inspection Residential Appraisal Report

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.

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

Fannie Mae Definition: Market value is 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.

AMC Registration # for ClearCapital.com, Inc: California #1256

ADDITIONAL COMMENTS

### 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) Opinion of site value for the subject property was derived by the abstraction method. Recently closed sales in the subject area were considered with land abstracted from site improvements and then compared to derive at a reasonable opinion of site value. Below indicates the subject's estimated site value. The land to value ratio greater than 30% is typical for the area. No affects on marketability.

<input type="checkbox"/> ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$ 775,000
Source of cost data	Dwelling 4,068 Sq. Ft. @ \$	=\$
Quality rating from cost service	Effective date of cost data	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
	Garage/Carport Sq. Ft. @ \$	=\$
	Total Estimate of Cost-new	=\$
	Less Physical Functional External	
	Depreciation	=\$ ( )
	Depreciated Cost of Improvements	=\$
	"As-is" Value of Site Improvements	=\$
Estimated Remaining Economic Life (HUD and VA only) 75 Years	Indicated Value By Cost Approach	=\$

COST APPROACH

### 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)

INCOME

### 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 Summit Pointe Estates  
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.

PUD INFORMATION

Prodigy Appraisal Services  
EXTRA COMPARABLES 4-5-6

File No. 58580  
Case No. 36073159

Borrower Neighbor to Neighbor Homes LLC

Property Address 3116 N Summit Pointe Drive

City Topanga County Los Angeles State CA Zip Code 90290  
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	3116 N Summit Pointe Drive Topanga, CA 90290			21016 Mendenhall Ct Topanga, CA 90290											
Proximity to Subject				0.08 miles E											
Sale Price	\$			\$ 2,695,000			\$			\$					
Sale Price/Gross Liv. Area	\$ 0.00	sq. ft.		\$ 649.40	sq. ft.		\$	sq. ft.		\$	sq. ft.				
Data Source(s)				CRMLS#24450743;DOM 10											
Verification Source(s)				RealQuest											
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-)\$ Adjustment			DESCRIPTION			+(-)\$ Adjustment		
Sale or Financing				Listing											
Concessions				0;0											
Date of Sale/Time				Active			0								
Location	N;Res;			N;Res;											
Leasehold/Fee Simple	Fee Simple			Fee Simple											
Site	15388 sf			15165 sf			0								
View	N;Mtn;			N;Mtn;											
Design (Style)	DT2;Traditional			DT2;Traditional											
Quality of Construction	Q3			Q3											
Actual Age	29			31			0								
Condition	C4			C4											
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths	
Room Count	9	5	4.1	9	5	4.1									
Gross Living Area	4,068		sq. ft.	4,150		sq. ft.	0	sq. ft.				sq. ft.			
Basement & Finished Rooms Below Grade	0sf			0sf											
Functional Utility	Average			Average											
Heating/Cooling	FAU/CAC			FAU/CAC											
Energy Efficient Items	None			None											
Garage/Carport	4ga4dw			3ga4dw			+10,000								
Porch/Patio/Deck	Patio/Porch			Patio/Porch											
Fireplaces	1 Fireplace			1 Fireplace											
Pool/Spa	Pool/Spa			None			+50,000								
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 60,000			<input type="checkbox"/> + <input type="checkbox"/> -			\$		
Adjusted Sale Price of Comparables				Net Adj: 2%						Net Adj: 0%					
				Gross Adj: 2%			\$ 2,755,000			Gross Adj: 0%			\$		

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				
Price of Prior Sale/Transfer				
Data Source(s)	RealQuest.com	RealQuest.com		
Effective Date of Data Source(s)	10/14/2024	10/14/2024		

Analysis of prior sale or transfer history of the subject property and comparable sales SEE COMMENTS

Summary of Sales Comparison Approach SEE COMMENTS

**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 Antonio Anderson  
 Company Name Prodigy Appraisal Services  
 Company Address P. O. Box 4609  
West Hills, CA 91308  
 Telephone Number 8186188081  
 Email Address antonio@prodigyappraisal.com  
 Date of Signature and Report 10/14/2024  
 Effective Date of Appraisal 10/12/2024  
 State Certification # AR035678  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State CA  
 Expiration Date of Certification or License 11/23/2024

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  
3116 N Summit Pointe Drive  
Topanga, CA 90290

SUBJECT PROPERTY

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

APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,450,000

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

COMPARABLE SALES

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

Prodigy Appraisal Services  
**COMMENT ADDENDUM**

File No. 58580  
Case No. 36073159

Borrower Neighbor to Neighbor Homes LLC

Property Address 3116 N Summit Pointe Drive

City Topanga

State

CA

Zip Code

90290

Lender/Client Wedgewood Inc

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

**SUBJECT CONDITION**

Per Google Aerial views, age, location, the subject appears to be in overall average condition with an good quality of construction. The appraiser makes the extraordinary assumption that the interior of the subject is also in average condition with no need for any repairs or deferred maintenance issues not seen from the exterior inspection. The right to modify this report is reserved if the above noted information is found to be inaccurate which could affect value and the outcome of this assignment.

NOTE: the subject is located in a 24 hour guard gated community and no access was granted to the appraiser. Therefore, the gate photo and Google aerial view images were included in the report. There are no CRMLS Photos available.

There's no apparent damage to the subject or neighborhood from any recent heavy rains, flooding, mud-slides or any other natural disasters.



Prodigy Appraisal Services  
**COMMENT ADDENDUM**

File No. 58580  
Case No. 36073159

Borrower Neighbor to Neighbor Homes LLC

Property Address 3116 N Summit Pointe Drive

City Topanga County Los Angeles State CA Zip Code 90290

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

PURPOSE AND INTENDED USE.

**1. Purpose and Intended Users**

**Analysis:**

The purpose and intended users of an appraisal report are foundational to its structure and compliance with appraisal standards. In this case, the appraisal is intended specifically for a mortgage finance transaction. By clearly stating that the **Lender/Client** is the primary intended user, the appraiser ensures that the report's findings will be used only by those directly involved in evaluating the property's suitability as collateral for a mortgage loan.

- **Purpose of the Appraisal:** The Intended Use is to evaluate the property that is the subject of this appraisal for an asset valuation, loan servicing, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of the appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.
- **Stated Scope of Work:** This refers to the procedures and processes undertaken by the appraiser to complete the assignment. It sets the expectations for the depth of research, property inspection, and data analysis. The appraisal's scope typically includes a property inspection, analysis of comparable sales, assessment of market trends, and legal considerations (e.g., zoning laws).
- **Market Value Definition:** The appraisal must align with a clear definition of market value, often based on regulatory standards like those set by government-backed entities (Fannie Mae, Freddie Mac) or professional bodies (Appraisal Foundation). Market value is generally understood as the price a property would command in an open and competitive market, given a reasonable period of time for exposure and a transaction between a willing buyer and seller.

**Additional Considerations:** By explicitly stating that no additional intended users or uses have been identified, the appraiser avoids potential misapplication of the report. The report is only to be used for the specific purpose of financing and should not be repurposed for other valuations (such as tax assessment or legal disputes).

**2. Competency Provision**

**Analysis:**

This section is crucial for ensuring compliance with the **Uniform Standards of Professional Appraisal Practice (USPAP)**, which mandates that appraisers must possess the necessary competency to complete the assignment. By stating that the appraiser has "appropriate knowledge and experience," the report assures the client that:

- **Knowledge:** The appraiser understands the intricacies of the specific property type (residential, commercial, etc.), the local market, and any unique aspects (e.g., a waterfront property or historic home). The appraiser is familiar with the factors that influence value in the relevant region and market segment.
- **Experience:** Experience ensures the appraiser has a track record of successfully completing similar assignments. This may include knowledge of regulatory requirements, local market conditions, and property-specific factors such as zoning or legal entitlements.

The mention that **qualifications are maintained in Prodigy Appraisal Services files** and are available upon request allows the lender/client to request these credentials if there is any concern about the appraiser's competency.

**Relevance:**

Appraiser competency is critical not just for accuracy but also for the credibility of the report. Lenders and clients rely on the appraiser's expertise to assess the property fairly and ensure that the reported value is defensible. If an appraiser lacks adequate knowledge, it can lead to flawed assessments, which may result in financial risks for the lender.

Borrower Neighbor to Neighbor Homes LLC

Property Address 3116 N Summit Pointe Drive

City Topanga County Los Angeles State CA Zip Code 90290

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

### 3. Self Containment

#### Analysis:

A self-contained report is designed to provide all necessary data and analysis to allow a reader to understand the appraiser's conclusions. This type of report ensures that the lender or client can fully comprehend the methodology, reasoning, and final valuation presented without needing additional context.

- **Third-Party Reports:** The mention of external studies, such as pest inspections, hazardous materials reports, or structural assessments, indicates that these may have been referenced in the appraisal. However, the appraiser clarifies that any such reports have been **verified** only to the extent required for making assumptions or reaching conclusions within the scope of the appraisal.

For instance, if the property has a structural report confirming a foundation issue, the appraiser will consider this when determining value but will not personally verify or conduct an in-depth analysis of structural engineering issues. The reliance on third-party reports is standard practice, as appraisers are not typically specialists in fields like pest control or hazardous materials.

#### Relevance:

By making the report self-contained, the appraiser ensures that all necessary data and conclusions are clearly laid out. This transparency is vital for maintaining the integrity of the report and reducing the risk of misinterpretation. Furthermore, the appraiser acknowledges the use of third-party data in forming conclusions, ensuring that the client understands any assumptions based on those external reports.

### 4. Personal Property Exclusion

#### Analysis:

In real estate appraisal, the focus is on the **real property**, which includes the land and any improvements (buildings, structures) but excludes **personal property** such as furniture, appliances, or movable fixtures. This section clarifies that the valuation provided in the report pertains only to the real property involved in the mortgage transaction and excludes any personal items the seller may include in the sale.

- **Why Exclusion is Important:** Including personal property in a real estate valuation could distort the true value of the property. For example, high-end furniture, custom art, or expensive appliances might artificially inflate the perceived value, but these items are typically not considered part of the real estate.
- **Separate Valuation if Needed:** The appraiser adds that if personal property or other intangible items (e.g., fixtures) are deemed valuable enough to affect the real property's market value, a separate assessment would be made. This ensures clarity in what is being valued and avoids the potential for disputes over what is included in the appraisal.

#### Relevance:

This section is essential for protecting the integrity of the valuation and ensuring that it reflects the **true market value of the real property** being used as collateral. Including personal property could result in an overvaluation, which might pose a risk to the lender in case of foreclosure.

### 5. Digital Signature

#### Analysis:

A **digital signature** on an appraisal report is a secure and legally binding way to authenticate the appraiser's work. By using a digital signature, the appraiser protects the document from tampering or unauthorized changes. The report notes that:

- **Security:** The signature is password-protected, ensuring that only the appraiser can sign and lock the report. This offers peace of mind to the lender that the report has not been altered after submission.
- **Integrity of the Document:** Once the appraisal is digitally signed, no changes can be made to the report. This protects the authenticity of the findings and conclusions, ensuring that the appraiser's opinions are final.

Borrower Neighbor to Neighbor Homes LLC

Property Address 3116 N Summit Pointe Drive

City Topanga County Los Angeles State CA Zip Code 90290

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

**Relevance:**

In today's increasingly digital world, the use of digital signatures adds an extra layer of security and compliance. For the lender, it serves as a guarantee that the document has not been modified post-submission, ensuring trust in the appraisal process.

**6. Limiting Conditions**

**Analysis:**

This section establishes the **boundaries of the appraiser's expertise** and clarifies what aspects of the property are outside the scope of the appraisal. By stating that the appraiser is not a licensed **building contractor** or **professional inspector**, the report emphasizes that the appraisal is a valuation—not a thorough inspection of structural, mechanical, or other physical components.

- **Physical Limitations:** The appraiser notes that they are not qualified to detect issues such as infestations, contamination, or structural problems. Therefore, if such issues exist, the appraiser may not identify them unless they are visible or disclosed.
- **Recommendation for Experts:** If the lender, client, or any other party in the transaction has concerns about specific aspects of the property, the appraiser advises that **specialized experts** (e.g., structural engineers, pest control specialists) be consulted. This protects both the appraiser and the client from relying on assumptions outside the appraiser's expertise.

**Relevance:**

This section is critical for setting realistic expectations. The appraiser is providing an opinion of value based on observable conditions and disclosed information but is not responsible for uncovering hidden defects or issues requiring specialized knowledge. It serves as a **disclaimer** to limit the appraiser's liability for problems outside their expertise.

**Conclusion**

This appraisal report is structured to ensure compliance with professional standards while providing a comprehensive evaluation of the property for mortgage financing purposes. It establishes the scope of the appraiser's work, the limits of their responsibility, and ensures that the lender/client can rely on the findings while seeking further expert consultation if necessary. Each section plays a vital role in protecting both the appraiser and the client from misinterpretation or misuse of the report.

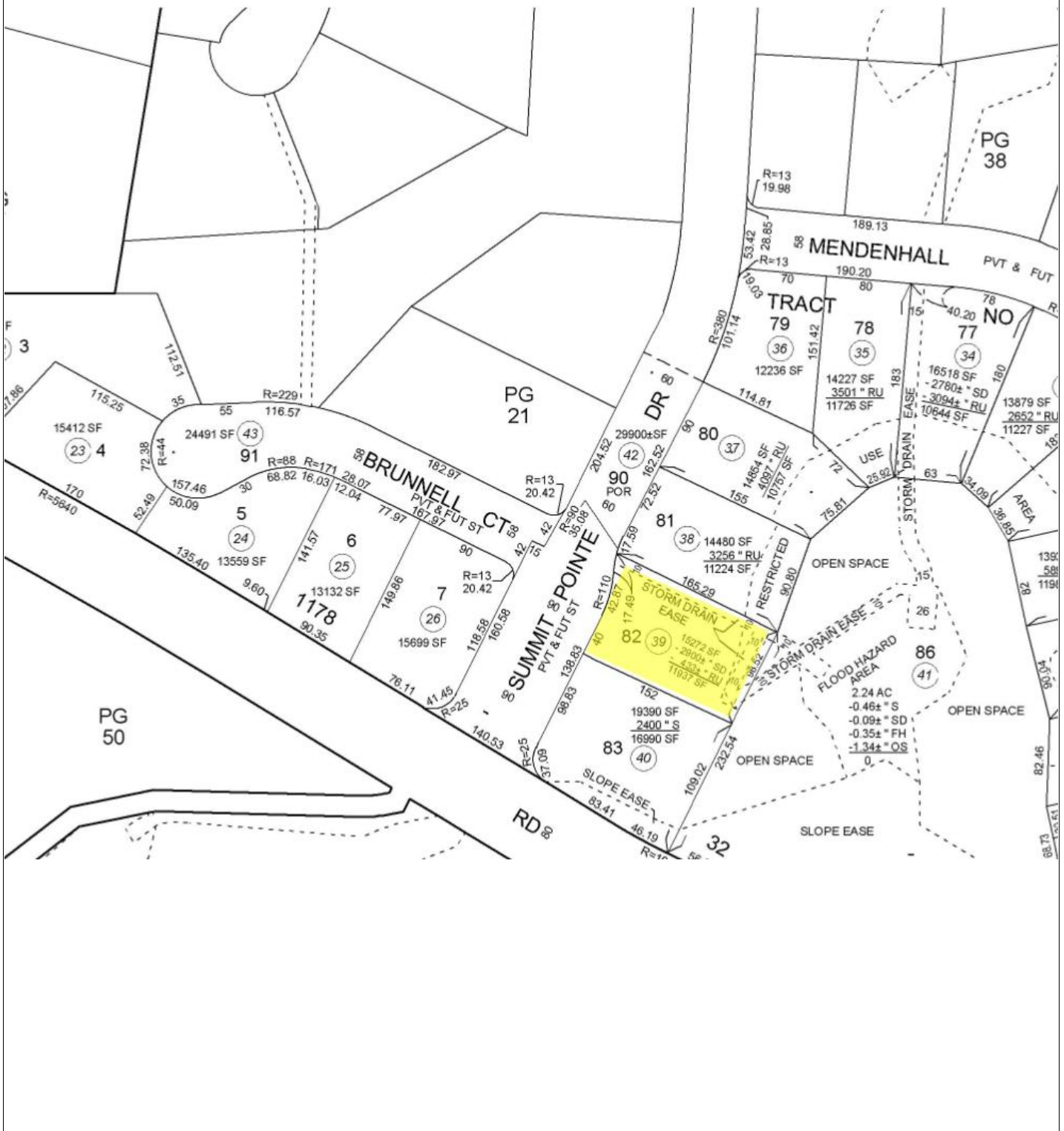
Borrower Neighbor to Neighbor Homes LLC  
Property Address 3116 N Summit Pointe Drive  
City Topanga County Los Angeles State CA Zip Code 90290  
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

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**3116 N SUMMIT POINTE DR, TOPANGA, CA 90290-4482**



REVISED: 91110402004002-07 20001017	20010124 20021016 2023062802007001-07	2023062802007002-07	SEARCH NO
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Prodigy Appraisal Services  
**COMMENT ADDENDUM**

File No. 58580  
Case No. 36073159

Borrower Neighbor to Neighbor Homes LLC

Property Address 3116 N Summit Pointe Drive

City Topanga County Los Angeles State CA Zip Code 90290

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

#### **GRID ADJUSTMENTS:**

The appraisal's grid adjustments are based on a nuanced understanding of the local market and the appraiser's expertise in estimating the market's reaction to property differences. Each adjustment reflects the perceived value that typical buyers would assign to these differences.

- **Rationale Behind Adjustments:** Adjustments for factors such as square footage, condition, and amenities are based on paired sales analysis to a limited extent, meaning direct comparisons between individual features of sold properties in the area. This ensures that each adjustment is supported by market evidence, though the appraiser acknowledges that not all necessary data is contained within the sales comparison grid itself. This approach prioritizes local market behavior, assuming that a typical buyer in the area would value or discount features in a similar way.
- **Subjectivity in Adjustments:** The process inherently involves a degree of professional judgment, particularly when dealing with intangibles like quality of construction or the utility of a lot's usable area. The appraiser leverages market knowledge and comparables to estimate how much these factors would realistically influence a buyer's decision.

#### **MARKET CONDITIONS:**

- **Stability of Market:** The appraiser concludes that no adjustments for market conditions are needed due to stable market trends over the past two years. This is substantiated by multiple data points, including the 1004MC report, CRMLS CMA data, and neighborhood value trends. These sources provide a comprehensive picture of the market's performance, indicating little volatility and no significant upward or downward movement in property values.
- **1004MC Report:** This Market Conditions Addendum is often used in residential appraisals to analyze supply and demand in the market. By showing a consistent trend in prices, time on market, and inventory levels, the report confirms that the neighborhood has not experienced the kinds of fluctuations that would require market condition adjustments.

#### **LOCATION:**

- **No Location-Based Adjustment:** The subject property and its comparables are located within the same Planned Unit Development (PUD), which includes shared amenities and private roads. Since the location is consistent across the board, there is no need for location adjustments.
- **Implications of a PUD:** Being part of a PUD implies a certain uniformity in amenities, infrastructure, and community standards, which can narrow down variability in property value due to location. The similar location reduces variability in buyer preference, as the local amenities and infrastructure are shared.

#### **SITE:**

- **Usability of Lot:** The subject lot size is approximately 15,388 square feet, but the appraiser notes that sloping topography reduces its overall utility. This highlights an important factor in lot valuation: raw size doesn't always equate to value. Usability becomes a critical determinant, especially in areas with hilly terrain.
- **Limited Value of Marginal Differences in Lot Size:** The appraiser carefully notes that lot size differences of less than 3,000 square feet do not warrant adjustments, reinforcing that marginal size variations don't significantly affect the property's marketability or utility, especially when only a single home can be built on each lot. This reflects a practical view of land value in residential settings where the key limitation is how the lot can be used, not its total square footage.

#### **VIEW:**

- **Uniformity in Views:** Both the subject property and the comparables have similar views of the surrounding mountains and treetops. This is significant in areas where views often command a premium. The lack of adjustment here suggests that while views are important in the local market, there is little differentiation in the quality of the views offered by these properties, making it a non-factor in the value comparison.

Prodigy Appraisal Services  
**COMMENT ADDENDUM**

File No. 58580  
Case No. 36073159

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

**DESIGN/STYLE:**

- **No Design/Style Adjustments:** The subject property's design and architectural style are in line with the comparables, requiring no adjustments. This is common in neighborhoods or developments like PUDs, where design standards tend to create homogeneity among properties.
- **Influence of Style Consistency in Valuation:** In areas where architectural styles vary widely, style can have a significant impact on value. However, within this PUD, the consistency in design reduces this as a variable. Buyers in such markets are likely to place less emphasis on aesthetic differences, which simplifies the appraisal process.

**GROSS LIVING AREA (GLA):**

- **GLA Adjustments Based on \$240/Sqft:** Adjustments for differences in living area are applied at a rate of \$240 per square foot for variations greater than 100 square feet. This rate is calculated as approximately 35% of the average price per square foot of the comparable sales (sales 1-3).
- **Justification of GLA Rate:** The choice of \$240 per square foot as the adjustment value reflects the appraiser's careful consideration of local market prices. The use of a percentage of the average price per square foot helps anchor the adjustment in reality, acknowledging that while differences in square footage are important, buyers typically do not value additional space at the full market price per square foot.

**ROOM COUNT:**

- **No Room Count Adjustment:** The comparables share a similar room count to the subject property, meaning no adjustments were necessary. Room count tends to be a significant factor in markets with a wider range of property sizes and configurations, but in this case, it appears that all properties offer comparable utility in terms of bedrooms and common spaces.

**QUALITY OF CONSTRUCTION AND CONDITION:**

- **2.5% Incremental Adjustments:** Adjustments for quality and condition were made in 2.5% increments based on paired sales analysis of comparables. In particular, comparable three had undergone recent renovations, with new interior finishes and materials, which justified a higher adjustment. The adjustment was based on the paired sales analysis of comps one and three to a limited degree.
- **Methodology:** By basing adjustments on 2.5% increments, the appraiser applies a systematic and proportionate method of valuing differences in condition and quality. This granular approach ensures that minor differences in construction quality or interior condition are fairly reflected without over-penalizing or over-rewarding specific comparables.

**AGE:**

- **No Separate Age Adjustment:** The age of the property is factored into the quality and condition adjustments, so there is no need for a separate adjustment based solely on the property's chronological age. In markets where older homes are well-maintained or renovated, age becomes less relevant than the actual condition or quality of the property.

**AUTO STORAGE:**

- **\$10K Adjustment:** The \$10,000 adjustment for differences in auto storage is based on paired sales analysis of comparables one and two. This reflects a market reality where additional or upgraded auto storage is a noted feature but does not drastically affect the overall property value in this particular neighborhood.

**RANGE OF VALUES:**

- **Wide Range of Sale Prices:** The subject neighborhood has a broad range of sale prices at more than a 20% variance for properties with similar characteristics, which is evident from the comparables considered. This wide price range is indicative of a market where factors like condition, recent renovations, and individual lot characteristics create substantial value differences, even among

Prodigy Appraisal Services  
**COMMENT ADDENDUM**

File No. 58580  
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otherwise similar homes.

**SUMMARY OF SALES COMPARISON APPROACH:**

- **Diligent Comparable Search:** The appraiser initially searched within a 12-month timeframe and 20% GLA difference, but due to the scarcity of recent sales, the criteria had to be broadened. Extending the search to 24 months and increasing the GLA variance to 3200-5200 sqft demonstrates a methodical approach in ensuring that sufficient comparables were available for a meaningful analysis.
- **Weight Given to Comparables:** Comparables one and two, which sold within the last 90 days, were given the most weight due to their recency and overall similarity in condition. The appraiser's decision to give supportive weight to comparable three, despite its older sale date, reflects the importance of balancing the condition, size, and date of sale to present a more comprehensive valuation.
- **Inclusion of Active Sale:** Comparable four, an active listing, was included to show current market activity, demonstrating the appraiser's awareness of present conditions. Including active listings can help provide additional context, particularly when recent sales are limited.

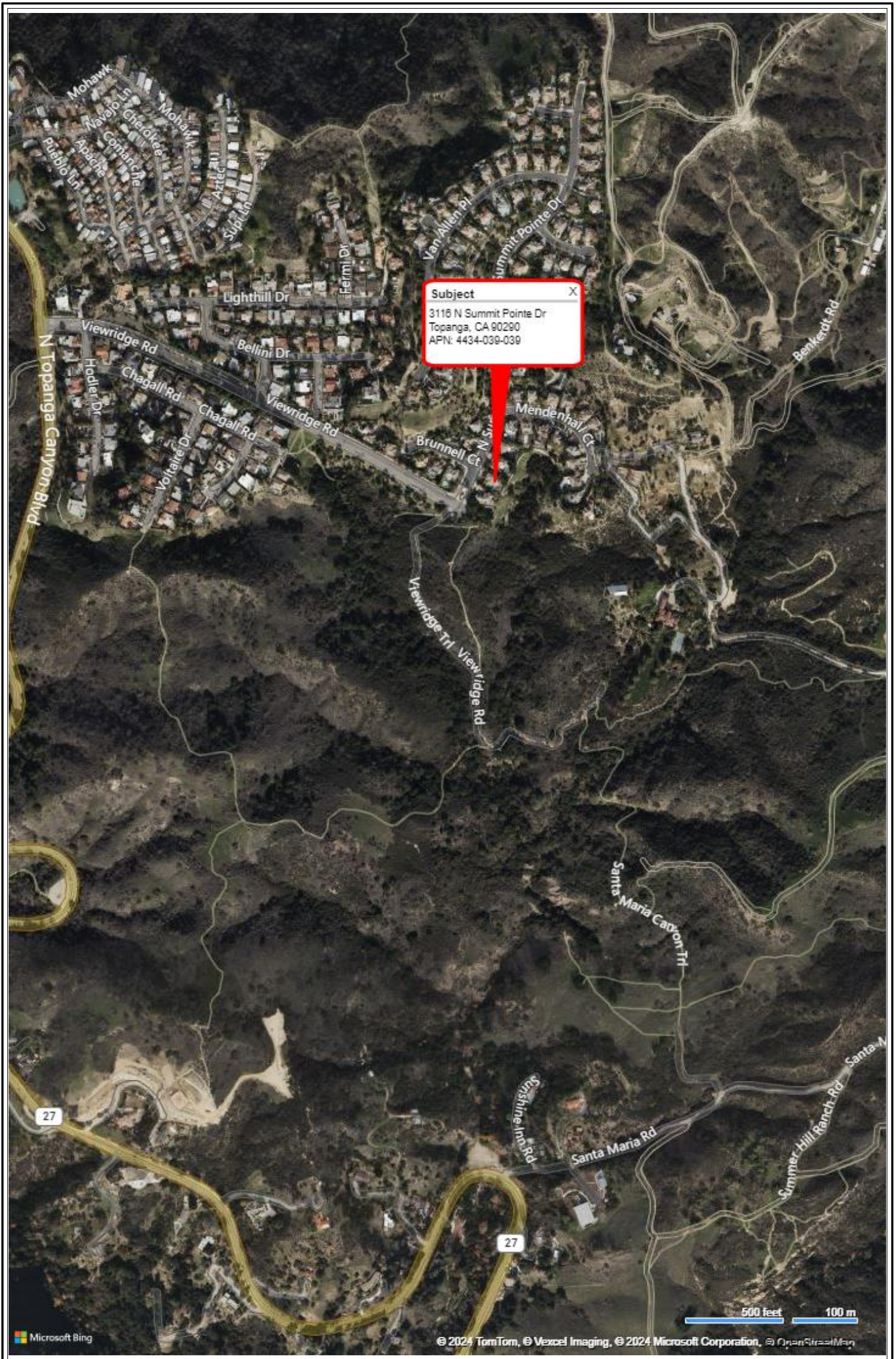
**CONCLUSION:**

The appraisal reflects a thorough and considered approach to estimating market value. The appraiser has carefully balanced recent market data with the nuances of the local area, particularly considering the stable market conditions and the limited availability of highly similar comparables. By methodically applying adjustments for GLA, condition, and other factors, the appraiser ensures that the subject property's valuation is well-supported and aligned with typical buyer behavior in the neighborhood.

Prodigy Appraisal Services  
**AERIAL MAP ADDENDUM**

File No. 58580  
Case No. 36073159

Borrower Neighbor to Neighbor Homes LLC  
Property Address 3116 N Summit Pointe Drive  
City Topanga County Los Angeles State CA Zip Code 90290  
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

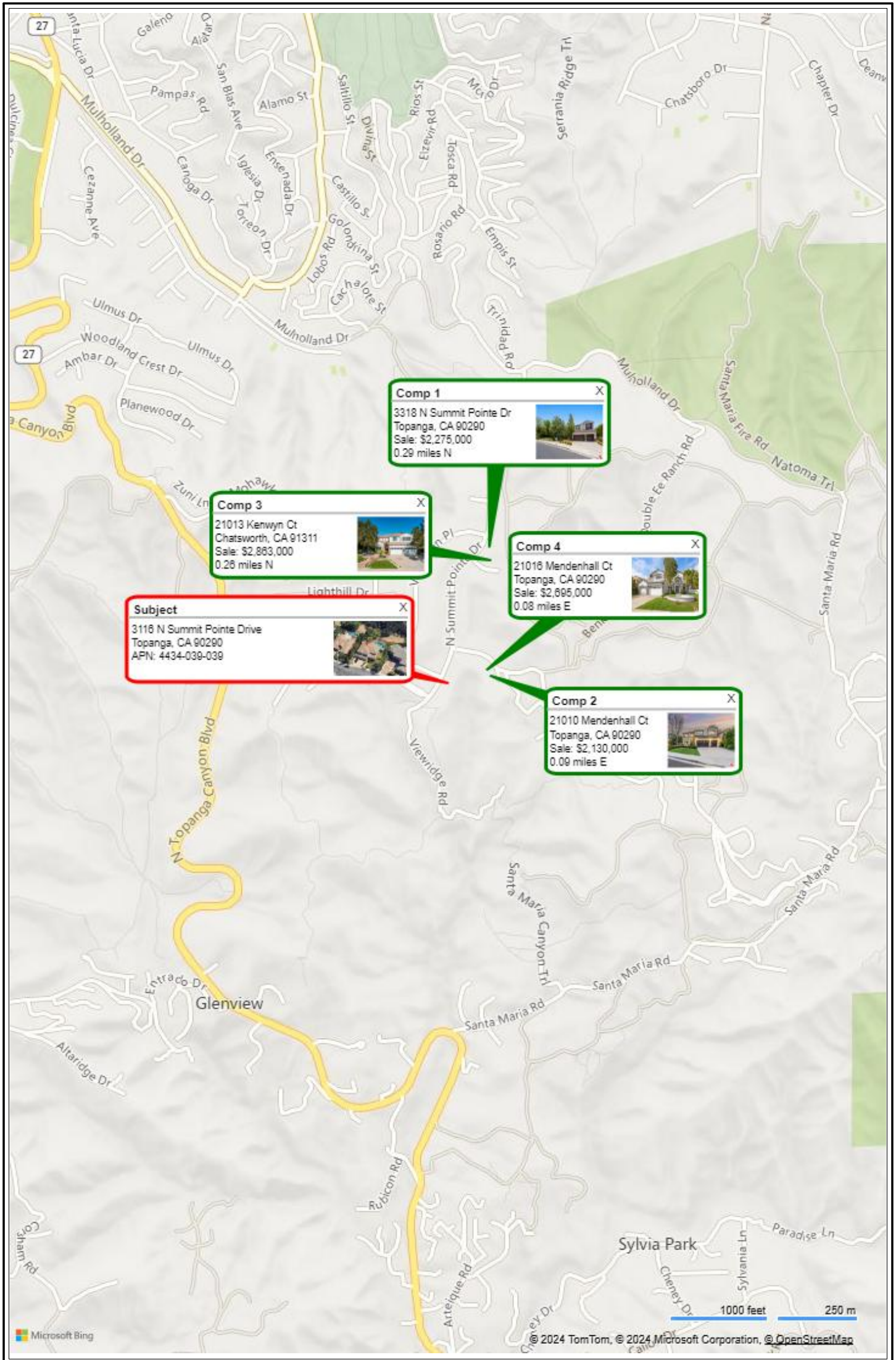




Prodigy Appraisal Services  
**LOCATION MAP ADDENDUM**

File No. 58580  
Case No. 36073159

Borrower Neighbor to Neighbor Homes LLC  
Property Address 3116 N Summit Pointe Drive  
City Topanga County Los Angeles State CA Zip Code 90290  
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



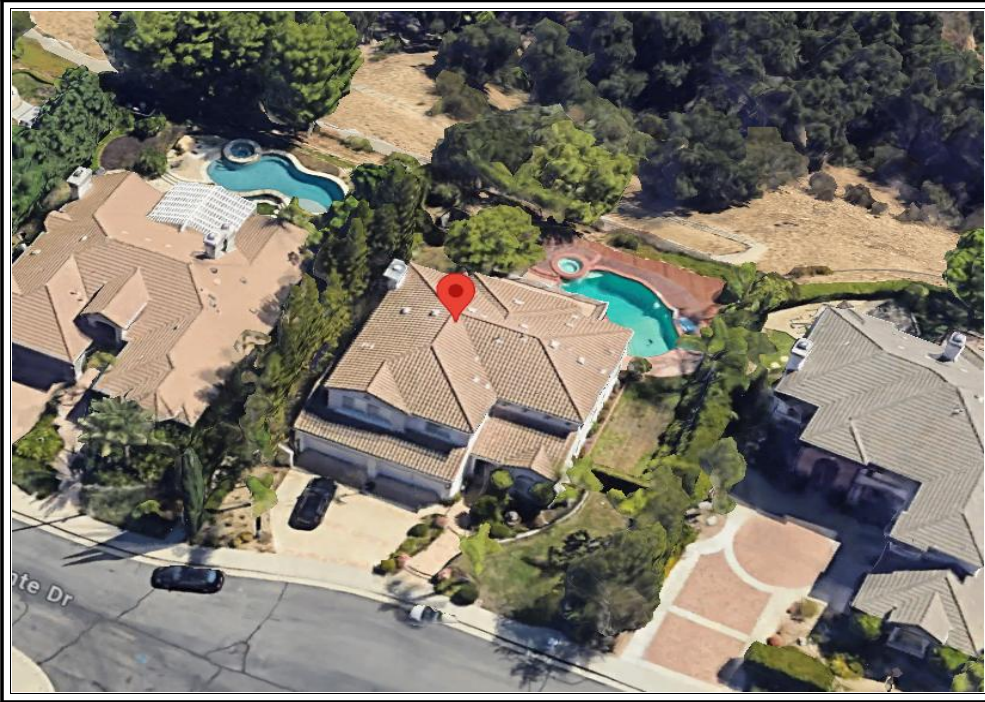
Prodigy Appraisal Services  
**SUBJECT PHOTO ADDENDUM**

File No. 58580  
Case No. 36073159

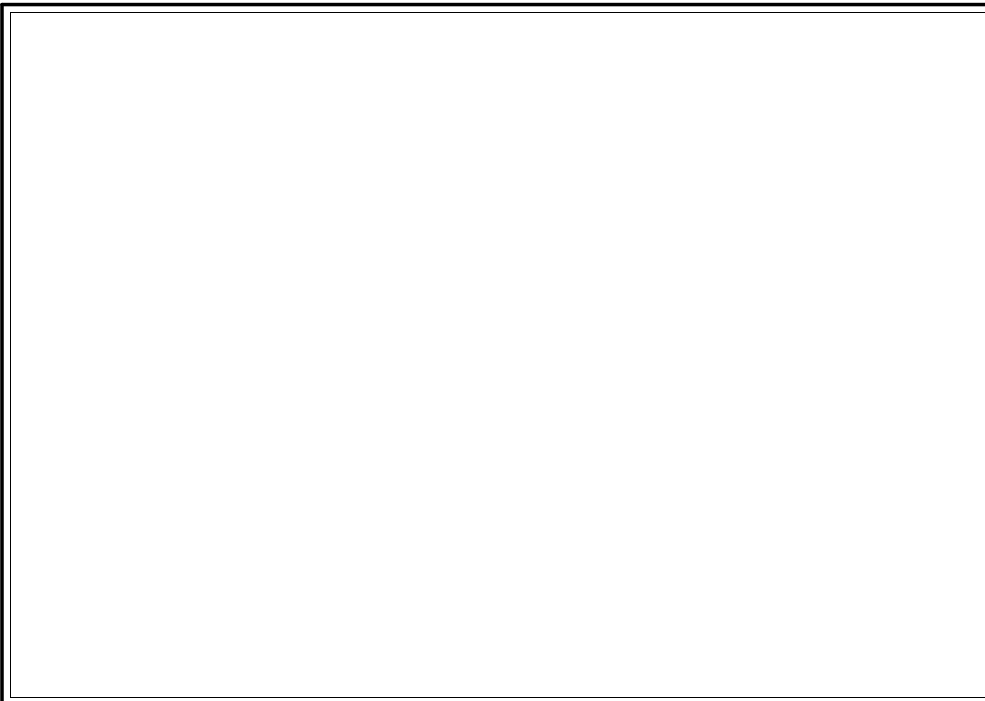
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Borrower Neighbor to Neighbor Homes LLC  
Property Address 3116 N Summit Pointe Drive  
City Topanga County Los Angeles State CA Zip Code 90290  
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

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**FRONT OF  
SUBJECT PROPERTY**  
3116 N Summit Pointe Drive  
Topanga, CA 90290



**REAR OF  
SUBJECT PROPERTY**



**STREET SCENE**

Borrower Neighbor to Neighbor Homes LLC

Property Address 3116 N Summit Pointe Drive

City Topanga County Los Angeles State CA Zip Code 90290

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



**COMPARABLE SALE # 1**  
3318 N Summit Pointe Dr  
Topanga, CA 90290



**COMPARABLE SALE # 2**  
21010 Mendenhall Ct  
Topanga, CA 90290



**COMPARABLE SALE # 3**  
21013 Kenwyn Ct  
Chatsworth, CA 91311

Borrower Neighbor to Neighbor Homes LLC

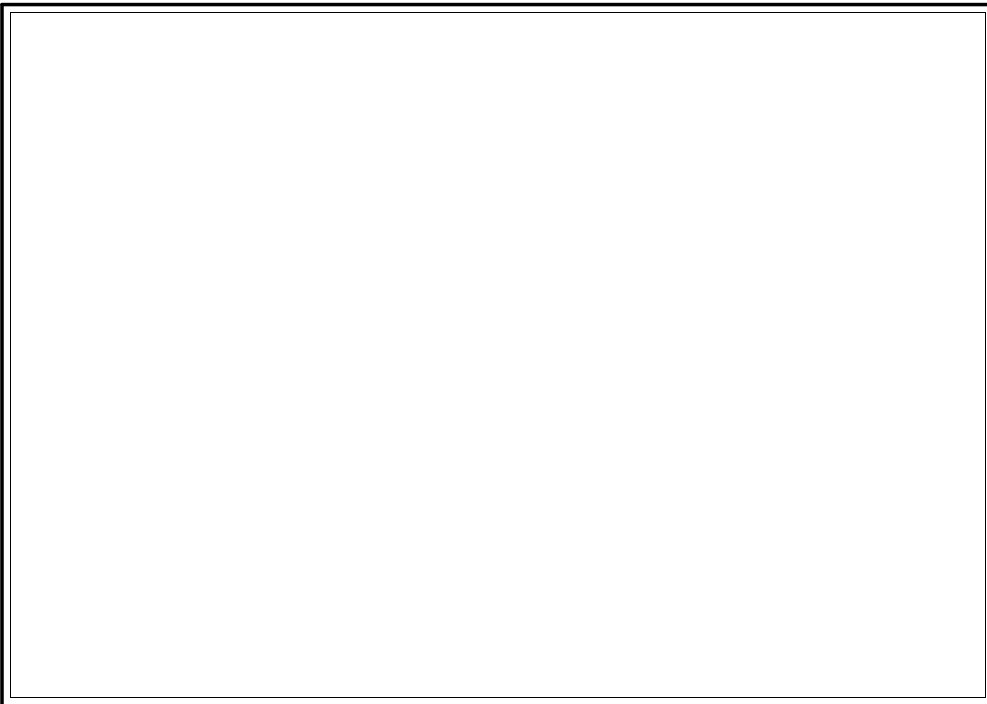
Property Address 3116 N Summit Pointe Drive

City Topanga County Los Angeles State CA Zip Code 90290

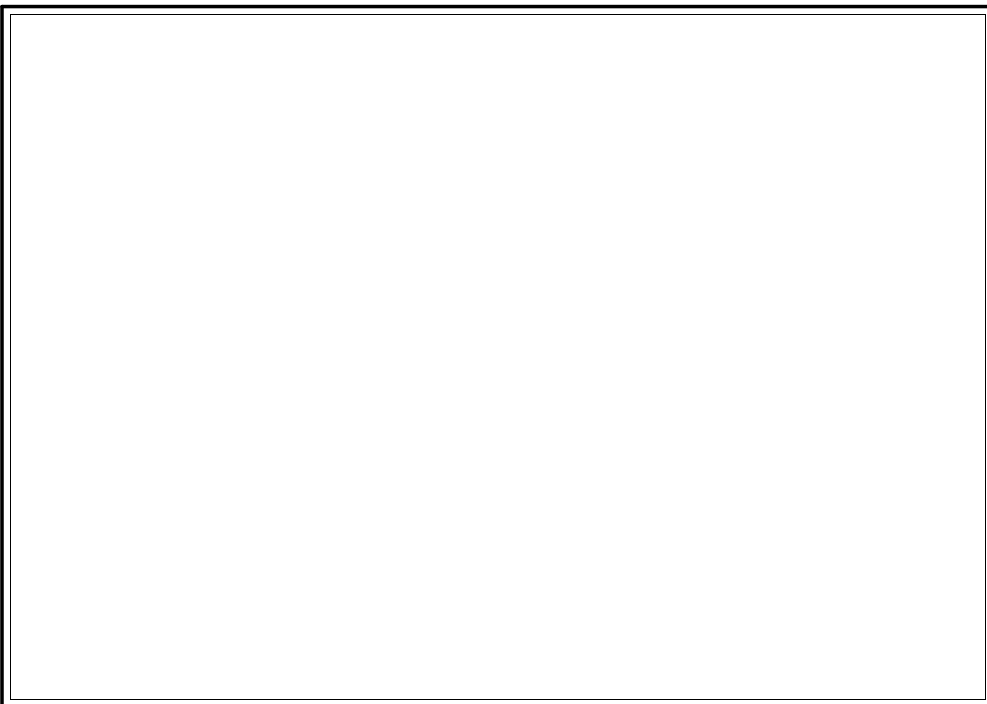
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



**COMPARABLE SALE #** 4  
21016 Mendenhall Ct  
Topanga, CA 90290



**COMPARABLE SALE #** 5



**COMPARABLE SALE #** 6

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 3116 N Summit Pointe Drive City Topanga State CA ZIP Code 90290

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

Table with columns: Inventory Analysis, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales, Absorption Rate, Total # of Comparable Active Listings, Months of Housing Supply, Median Sales & List Price, etc.

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 data used in the grid above does not indicate there were any concessions associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some transactions that do include concessions, but have not been reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

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).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information.

CRMLS was the data source used to complete the Market Conditions Addendum. 10/14/2024

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

The statistics above were generated from an exported MLS market search. Details regarding the calculations and process can be found online at http://bradfordsoftware.com/1004mc/calc.shtml.

CONDO/CO-OP PROJECTS

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

Table with columns: Subject Project Data, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales, Absorption Rate, Total # of Active Comparable Listings, Months of Unit Supply.

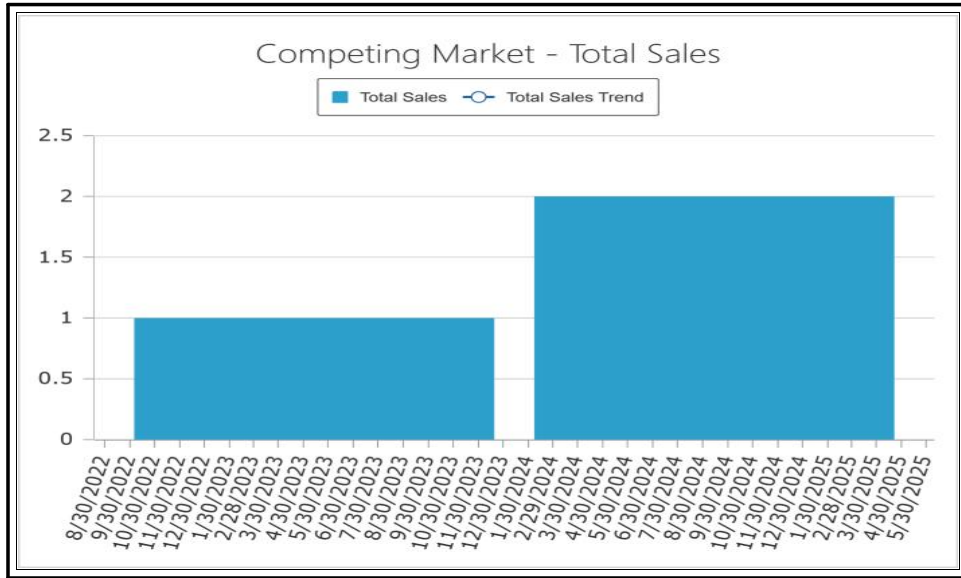
Are foreclosures sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

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

APPRAISER

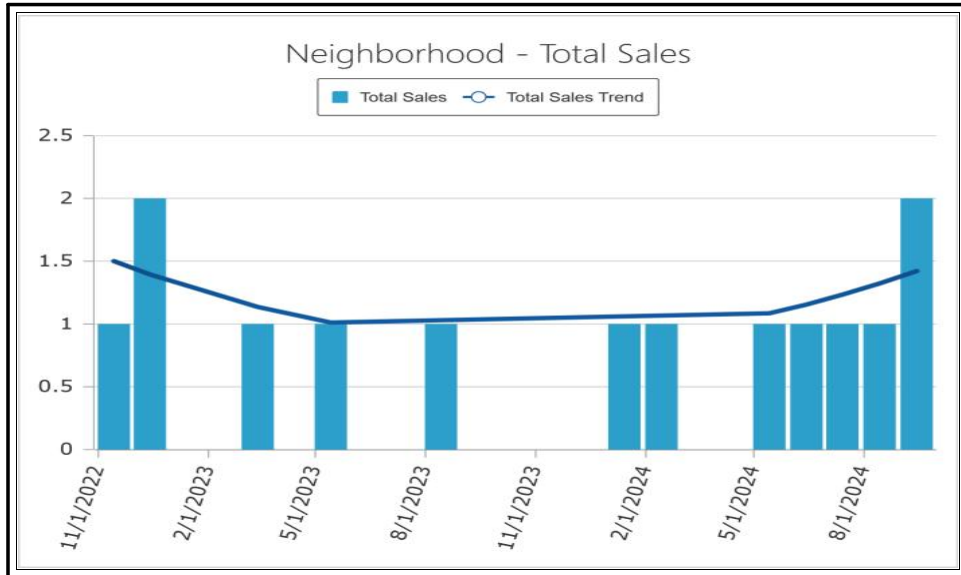
Signature [Handwritten Signature]
Appraiser Name Antonio Anderson
Company Name Prodigy Appraisal Services
Company Address P. O. Box 4609, West Hills, CA 91308
State License/Certification # AR035678 State CA
Email Address antonio@prodigyappraisal.com

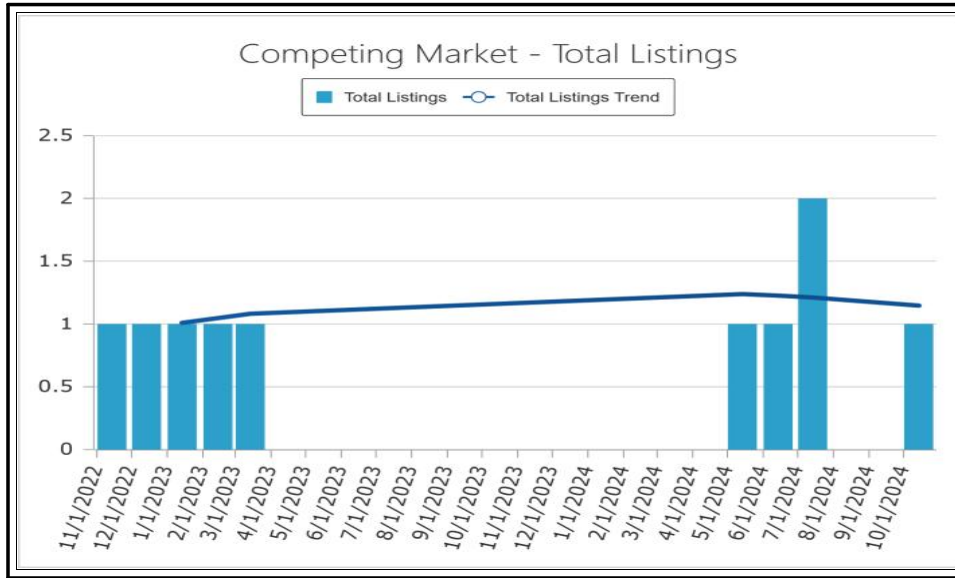
Signature
Supervisor Name
Company Name
Company Address
State License/Certification #
State
Email Address



ABOVE: Competing Market - Total Sales

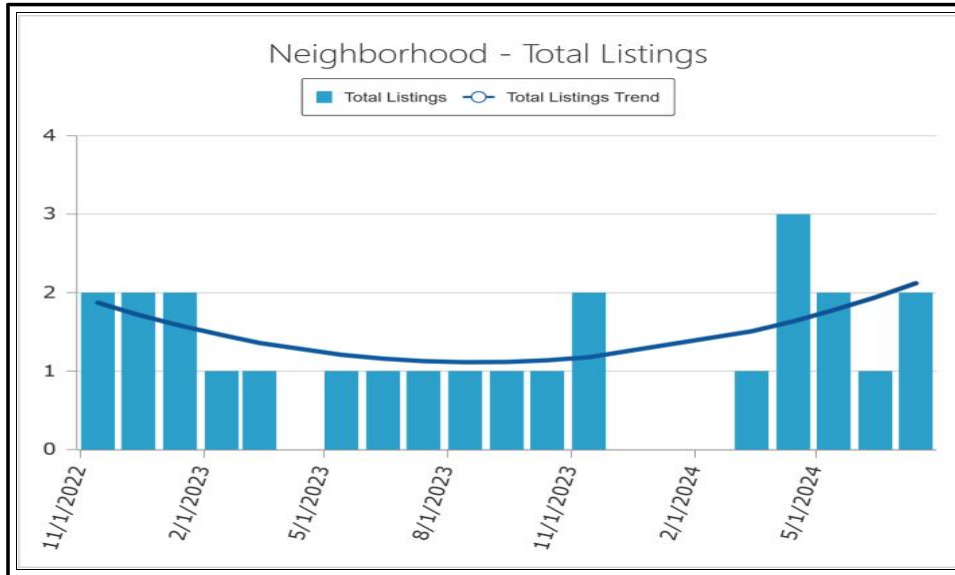
BELOW: Neighborhood - Total Sales

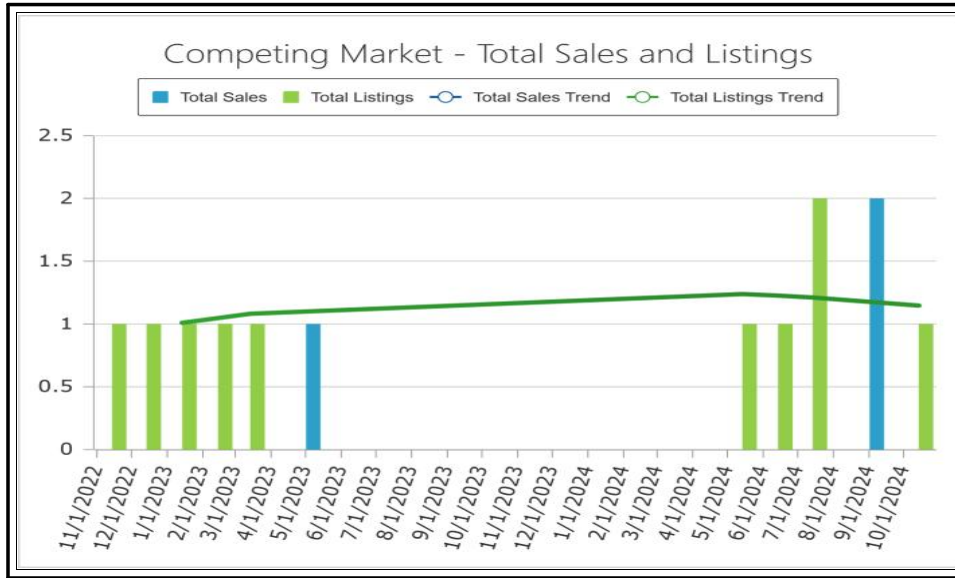




ABOVE: Competing Market - Total Listings

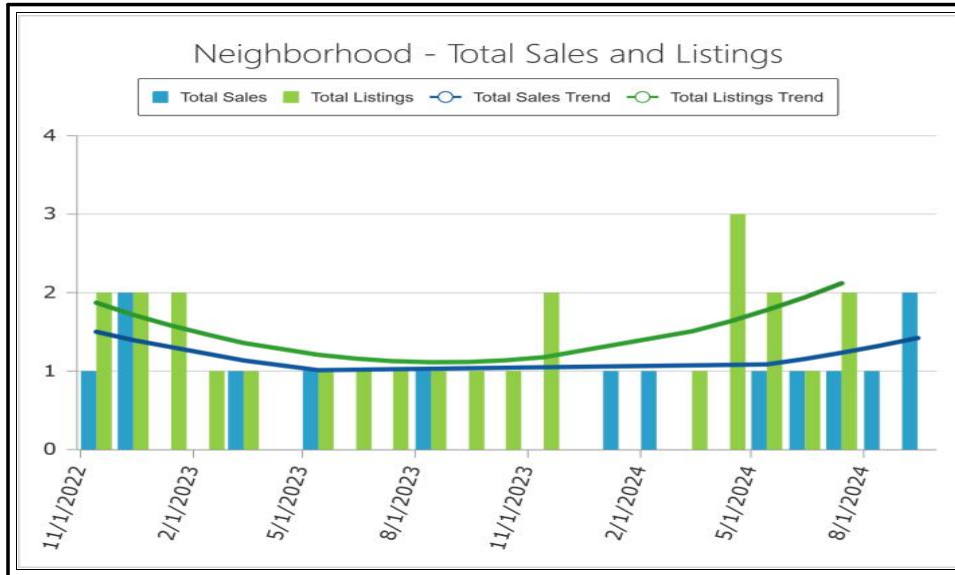
BELOW: Neighborhood - Total Listings



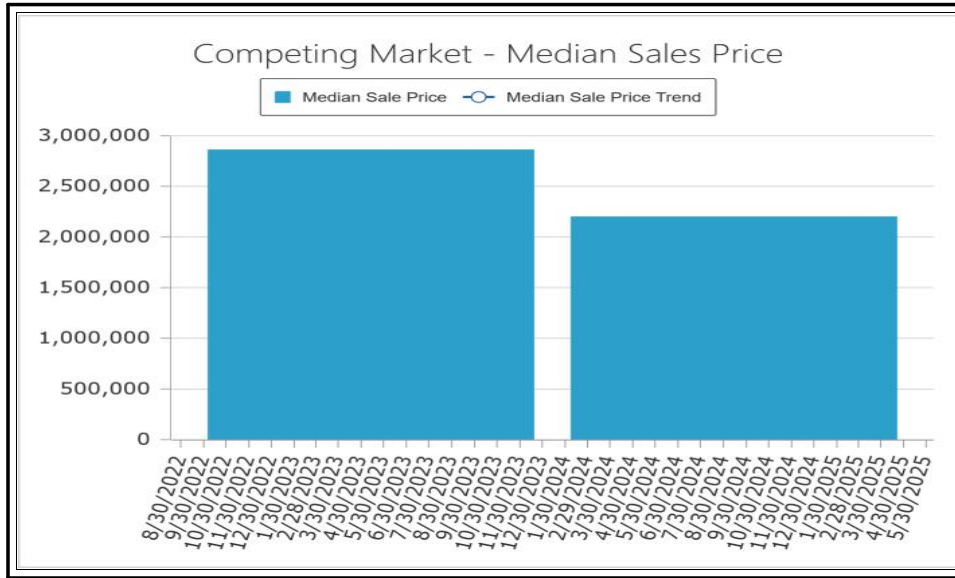


ABOVE: Competing Market - Total Sales and Listings

BELOW: Neighborhood - Total Sales and Listings

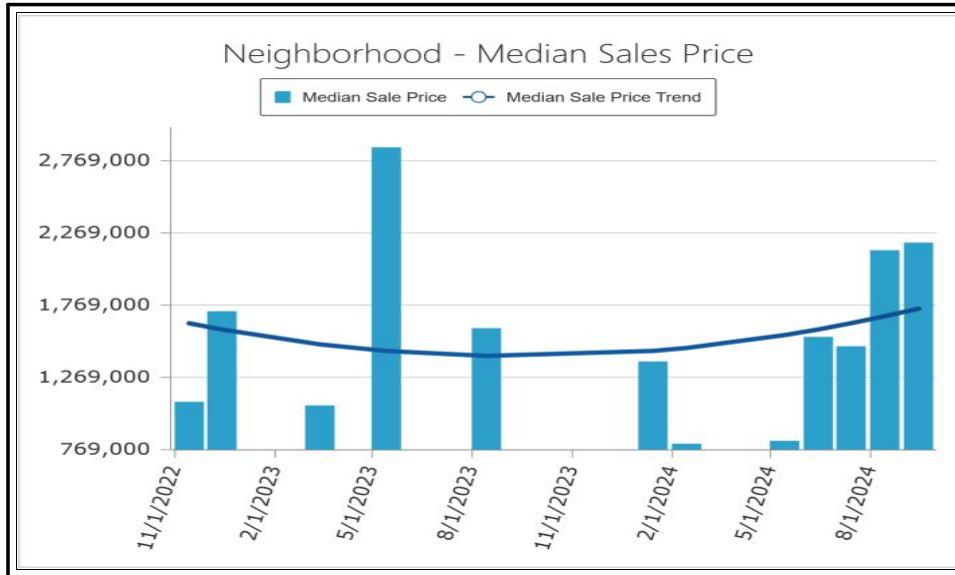


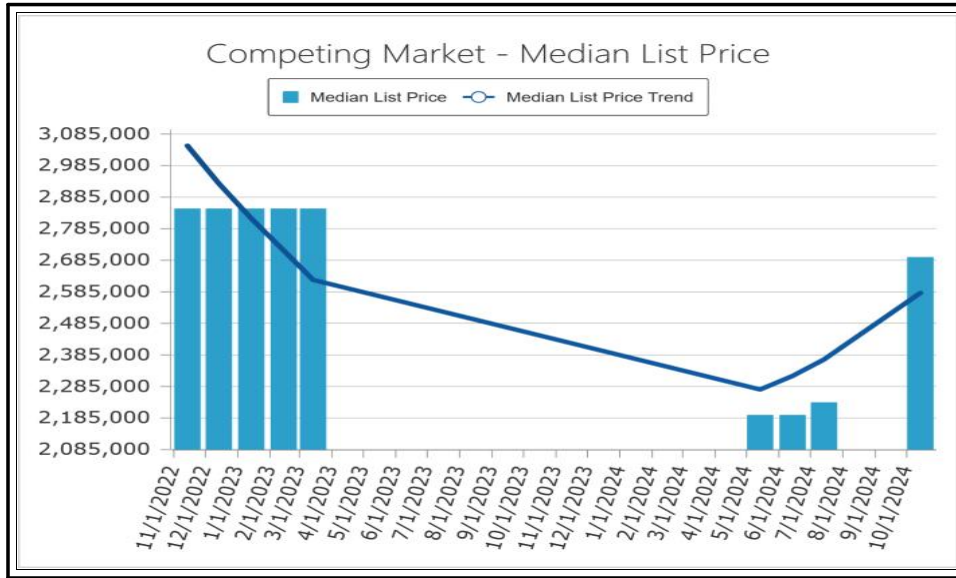




ABOVE: Competing Market - Median Sales Price

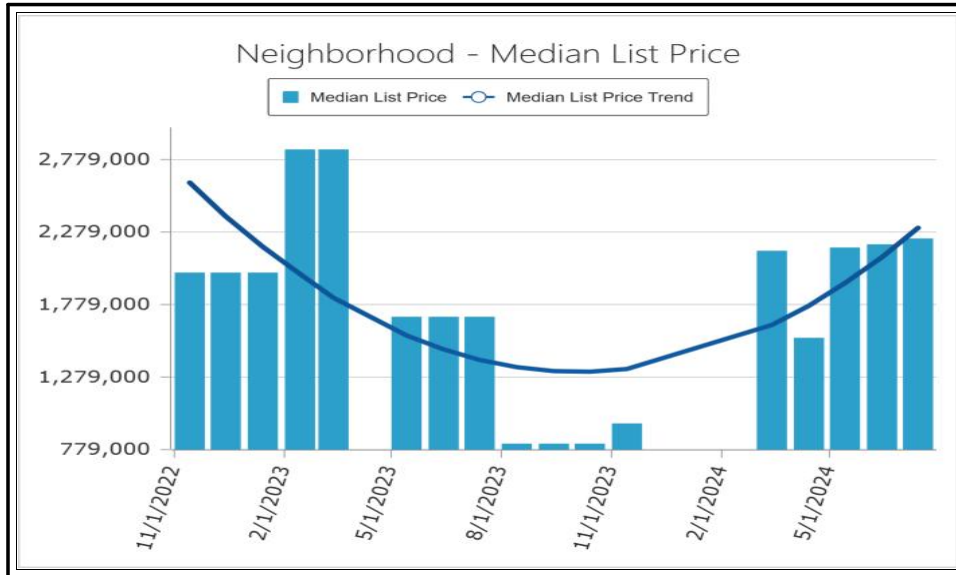
BELOW: Neighborhood - Median Sales Price

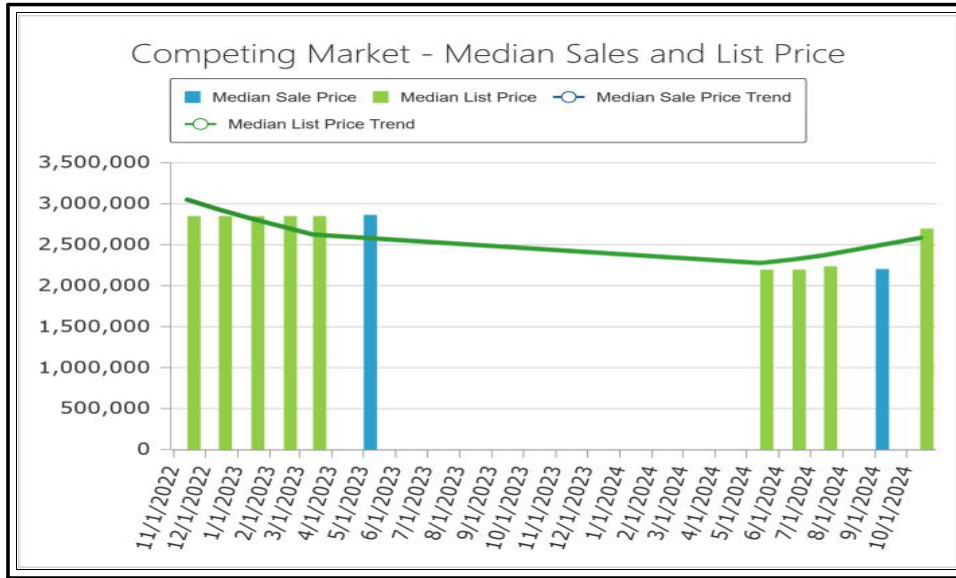




ABOVE: Competing Market - Median List Price

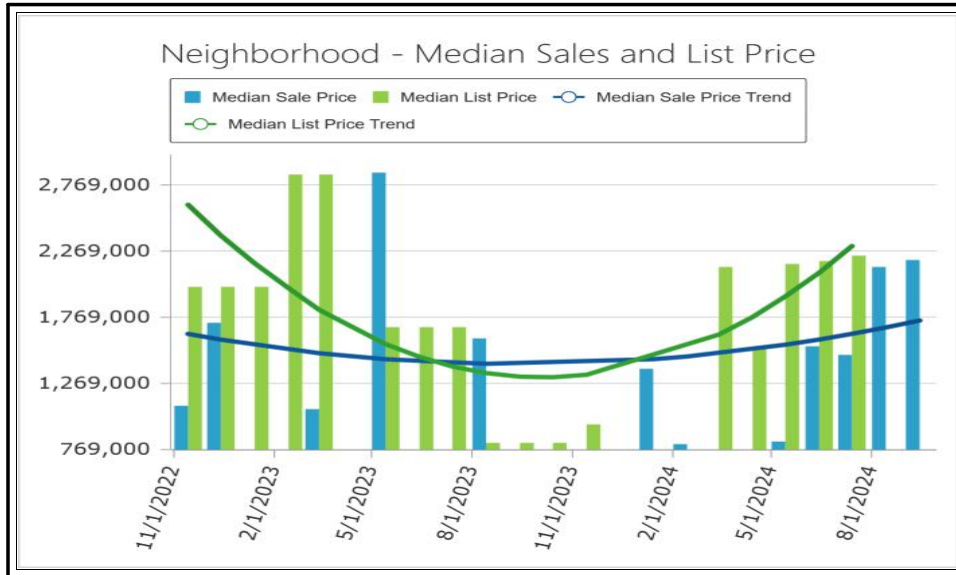
BELOW: Neighborhood - Median List Price

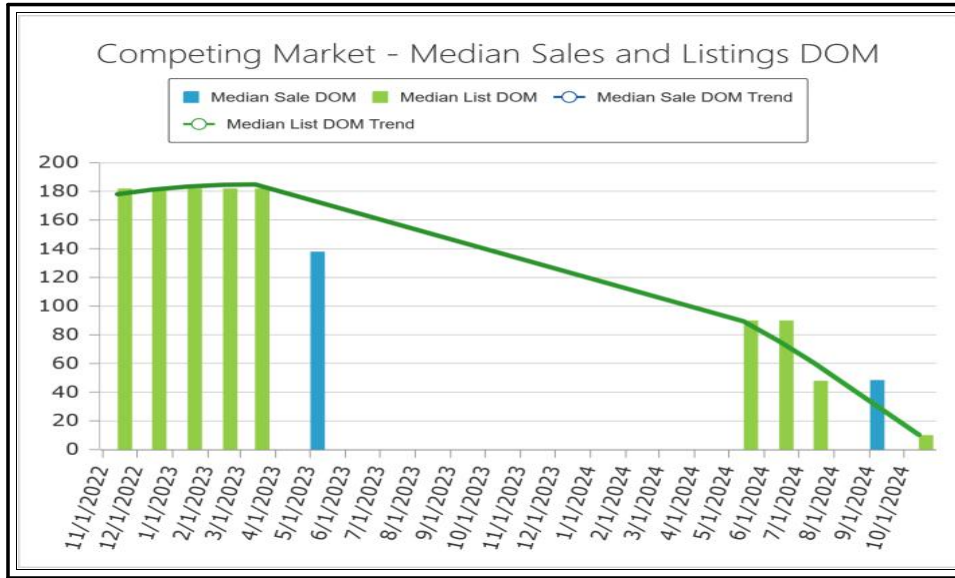




ABOVE: Competing Market - Median Sales and List Price

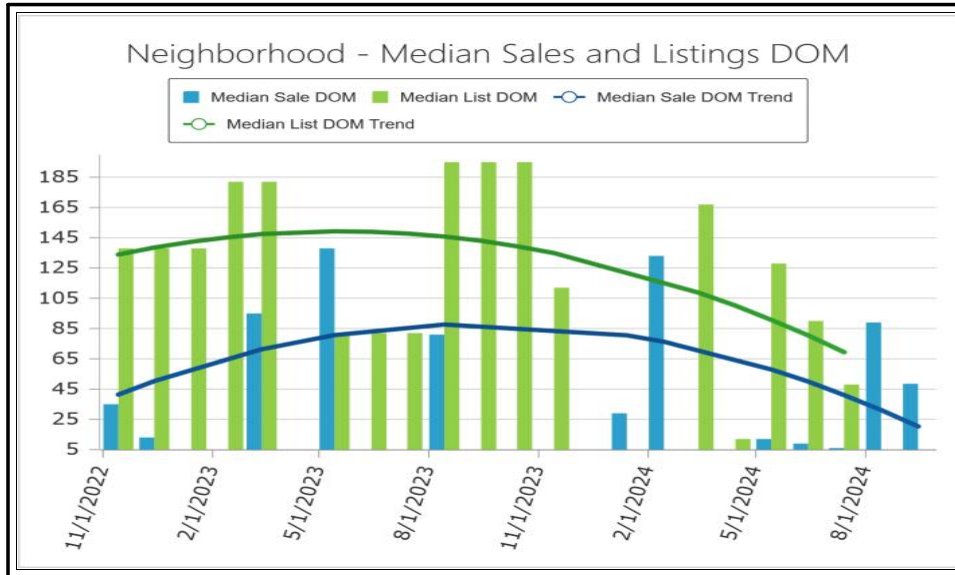
BELOW: Neighborhood - Median Sales and List Price





ABOVE: Competing Market - Median Sales and Listings DOM

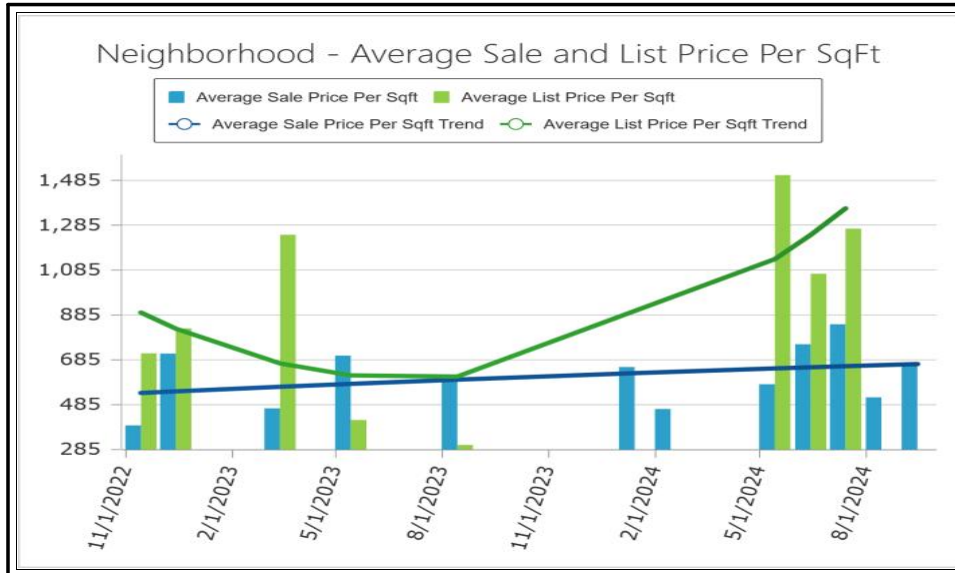
BELOW: Neighborhood - Median Sales and Listings DOM





ABOVE: Competing Market - Average Sale and List Price Per SqFt

BELOW: Neighborhood - Average Sale and List Price Per SqFt



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

File No. 58580  
Case No. 36073159

**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. 58580  
Case No. 36073159

**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. 58580  
Case No. 36073159

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



### APPRAISAL COMPLIANCE ADDENDUM

Borrower/Client <u>Neighbor to Neighbor Homes LLC</u>			
Address <u>3116 N Summit Pointe Drive</u>		Unit No. _____	
City <u>Topanga</u>	County <u>Los Angeles</u>	State <u>CA</u>	Zip Code <u>90290</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.


#### ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: \_\_\_\_\_

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

- A reasonable marketing time for the subject property is 1-90 Days day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 1-90 Days day(s).

#### APPRAISER      SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 

Name Antonio Anderson

Date of Signature 10/14/2024

State Certification # AR035678

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

State CA

Expiration Date of Certification or License 11/23/2024

Effective Date of Appraisal 10/12/2024

Signature \_\_\_\_\_

Name \_\_\_\_\_

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

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

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

State \_\_\_\_\_

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

Supervisory Appraiser Inspection of Subject Property:

Did Not     Exterior Only from street     Interior and Exterior

Borrower Neighbor to Neighbor Homes LLC  
Property Address 3116 N Summit Pointe Drive  
City Topanga County Los Angeles State CA Zip Code 90290  
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



Borrower Neighbor to Neighbor Homes LLC  
Property Address 3116 N Summit Pointe Drive  
City Topanga County Los Angeles State CA Zip Code 90290  
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)

Great American Assurance Company

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

Policy Number: **RAP4113647-23** Renewal of: **RAP4113647-22**

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

Item 1. **Named Insured:** **Antonio D. Anderson**

Item 2. **Address:** **P.O. Box 4609**  
**City, State, Zip Code:** **West Hills, CA 91308**

Item 3. **Policy Period:** From 11/29/2023 To 11/29/2024  
*(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. \$ 1,000,000 **Damages** Limit of Liability – Each Claim
- B. \$ 1,000,000 **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):

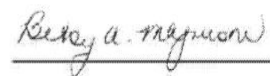
- A. \$ 500 Each Claim
- B. \$ 1,000 Aggregate

Item 6. **Premium:** \$ **895.00**

Item 7. **Retroactive Date** (if applicable): **11/29/2005**

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)**



Authorized Representative