



## **APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

18503 Olympian Ct  
Tract 43528: Lot 8:  
Canyon Country, CA 91351

**FOR:**

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

**AS OF:**

07/20/2023

**BY:**

Robert Bronley

Robert Bronley  
The Appraisal Shoppe  
22607 Collins Street  
Woodland Hills, CA. 91367

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

Re: Property: 18503 Olympian Ct  
Canyon Country, CA 91351  
Borrower: Champery Real Estate 2015 LLC  
File No.: 49824

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Robert Bronley  
CERT. GEN. APPRAISER  
AG004659

## SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	18503 Olympian Ct
	Legal Description	Tract 43528: Lot 8:
	City	Canyon Country
	County	Los Angeles
	State	CA
	Zip Code	91351
	Census Tract	9200.35
	Map Reference	4551 H2
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower	Champery Real Estate 2015 LLC
	Lender/Client	Wedgewood Inc.
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,526
	Price per Square Foot	\$
	Location	N;Res;
	Age	35
	Condition	C4
	Total Rooms	8
	Bedrooms	3
	Baths	3.0
APPRAISER	Appraiser	Robert Bronley
	Date of Appraised Value	07/20/2023
VALUE	Final Estimate of Value	\$ 690,000

USPAP ADDENDUM

49824  
File No. 34397628

Borrower	Champery Real Estate 2015 LLC		
Property Address	18503 Olympian Ct		
City	Canyon Country	County	Los Angeles
		State	CA
		Zip Code	91351
Lender	Wedgewood Inc.		

This report was prepared under the following USPAP reporting option:

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

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

**Reasonable Exposure Time**  
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: \_\_\_\_\_  
A reasonable exposure time for the subject property developed independently from the stated marketing time is 40 days.

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

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

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

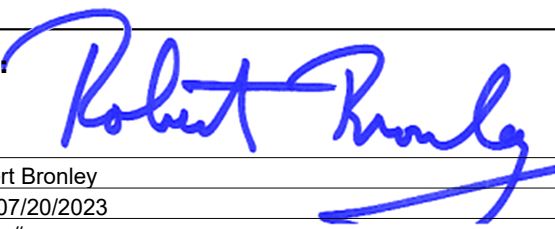
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise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

**Additional Comments**

The intended user of this appraisal report is the lender/client. Unless specifically stated within the report, there are no additional intended users. The intended use is to evaluate the property that is the subject of this appraisal for a Portfolio Monitoring, subject to stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

The was no personal property appraised

**APPRAISER:**

Signature: 

Name: Robert Bronley

Date Signed: 07/20/2023

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

or State License #: AG004659

State: CA

Expiration Date of Certification or License: 09/26/2024

Effective Date of Appraisal: 07/20/2023

**SUPERVISORY APPRAISER: (only if required)**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

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

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

State: \_\_\_\_\_

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

Supervisory Appraiser Inspection of Subject Property:

Did Not     Exterior-only from Street     Interior and Exterior

Exterior-Only Inspection Individual Condominium Unit Appraisal Report

49824
File # 34397628

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 18503 Olympian Ct, Unit # - City Canyon Country, State CA, Zip Code 91351
Borrower Champery Real Estate 2015 LLC, Owner of Public Record Champery Real Estate 2015 LLC, County Los Angeles
Legal Description Tract 43528: Lot 8:
Assessor's Parcel # 2803-039-126, Tax Year 2022, R.E. Taxes \$ 6,866
Project Name Shangri-la Hoa, Phase # -, Map Reference 4551 H2, Census Tract 9200.35
Occupant [ ] Owner [ ] Tenant [x] Vacant, Special Assessments \$ 2,385, HOA \$ 175 [ ] per year [x] per month
Property Rights Appraised [x] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [x] Other (describe) Market Value
Lender/Client Wedgewood Inc., Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [x] No
Report data source(s) used, offering price(s), and date(s). Data sources utilized were real quest, County public records, multiple listing service, interviews with real estate persons, owners, and tenants.

SUBJECT

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

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.

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

NEIGHBORHOOD

Table with Neighborhood Characteristics, Condominium Unit Housing Trends, Condominium Housing, and Present Land Use % columns. Includes data for Location, Built-Up, Growth, Neighborhood Boundaries, and Neighborhood Description.

PROJECT SITE

Topography Level, Size 5.29ac, Density 18.90 Per Acre, View B;CtySky;
Specific Zoning Classification SCUR2, Zoning Description Condominium / Multi Units
Zoning Compliance [x] Legal [ ] Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? [ ] Yes [ ] No
[ ] 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 is the subject's property's current use. This based on the current zoning, building codes, and market demands.

PROJECT SITE

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [x] [ ] Water [x] [ ] Street Paved Asphalt [x] [ ]
Gas [x] [ ] Sanitary Sewer [x] [ ] Alley None [ ] [ ]
FEMA Special Flood Hazard Area [ ] Yes [x] No FEMA Flood Zone X FEMA Map # 06037C0840G FEMA Map Date 06/02/2021
Are the utilities and off-site improvements typical for the market area? [x] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [x] No If Yes, describe
For the subject property sides to property of the Santa Clarita Valley water District where there are a number of aboveground water tanks that the subject backs to. This has no effect on the subject properties marketability are value at this time, and there is no health and safety issue.

PROJECT INFORMATION

Data source(s) for project information Public Records: Mls: Hoa:
Project Description [x] Detached [ ] Row or Townhouse [ ] Garden [ ] Mid-Rise [ ] High-Rise [ ] Other (describe)
General Description, General Description, Subject Phase, If Project Completed, If Project Incomplete
# of Stories 2, Exterior Walls Stucco, # of Units 134, # of Phases 1, # of Planned Phases
# of Elevators 0, Roof Surface Con. Tile, # of Units Completed 134, # of Units 134, # of Planned Units
[x] Existing [ ] Proposed, Total # Parking 302, # of Units For Sale 2, # of Units For Sale 2, # of Units For Sale
[ ] Under Construction, Ratio (spaces/units) 2, # of Units Sold 134, # of Units Sold 134, # of Units Sold
Year Built 1988, Type 2-3 Gar., # of Units Rented 1, # of Units Rented 1, # of Units Rented
Effective Age 20, Guest Parking 0, # of Owner Occupied Units 134, # of Owner Occupied Units 134, # of Owner Occupied Units
Project Primary Occupancy [x] Principle Residence [ ] Second Home or Recreational [ ] Tenant
Is the developer/builder in control of the Homeowners' Association (HOA)? [ ] Yes [x] No
Management Group - [ ] Homeowners' Association [ ] Developer [x] Management Agent - Provide name of management company. Ross Morgan
Management 818 907-6622. Ext 283.
Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? [ ] Yes [x] No If Yes, Describe
Was the project created by the conversion of existing building(s) into a condominium? [ ] Yes [x] No If Yes, describe the original use and date of conversion.
Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? [x] Yes [ ] No If No, describe
Is there any commercial space in the project? [ ] Yes [x] No If Yes, describe and indicate the overall percentage of the commercial space.

PROJECT INFORMATION

# Exterior-Only Inspection Individual Condominium Unit Appraisal Report

49824  
File # 34397628

**PROJECT INFORMATION**

Describe the condition of the project and quality of construction      The condition of the project is good. The quality of construction of the project is average.

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Describe the common elements and recreational facilities.      Greenbelt:

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

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Is the project subject to a ground rent?       Yes  No If Yes, \$ \_\_\_\_\_ per year (describe terms and conditions)

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Are the parking facilities adequate for the project size and type?       Yes  No If No, describe and comment on the effect on value and marketability.

**PROJECT ANALYSIS**

I  did  did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed.      Not required for this report:

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Are there any other fees (other than regular HOA charges) for the use of the project facilities?       Yes  No If Yes, report the charges and describe.

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Compared to other competitive projects of similar quality and design, the subject unit charge appears       High  Average  Low If High or Low, describe

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Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?  
 Yes  No If Yes, describe and explain the effect on value and marketability.

Unit Charge \$ 175 per month X 12 = \$ 2,100.00 per year Annual assessment charge per year per square feet of gross living area = \$ 0.83

Utilities included in the unit monthly assessment       None  Heat  Air Conditioning  Electricity  Gas  Water  Sewer  Cable  Other

Source(s) used for physical characteristics of property       Previous Appraisal Files  MLS  Assessment and Tax Records  Prior Inspection  Property Owner

Other (describe) \_\_\_\_\_ Data Source for Gross Living Area Assessor's office

General Description	Amenities	Appliances	Car Storage
Floor # 1	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> None
# of Levels 2	<input type="checkbox"/> WoodStove(s) # 0	<input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Covered <input type="checkbox"/> Open
Heating Type Fau Fuel Gas	<input checked="" type="checkbox"/> Deck/Patio Open	<input checked="" type="checkbox"/> Disp <input type="checkbox"/> Microwave	# of Cars 3
<input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Individual AC	<input checked="" type="checkbox"/> Porch/Balcony Front	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Assigned <input checked="" type="checkbox"/> Owned
<input type="checkbox"/> Other (describe) _____	<input type="checkbox"/> Other None	<input type="checkbox"/> Washer/Dryer	Parking Space # N/A

**UNIT IMPROVEMENTS**

Finished area above grade contains:      8 Rooms      3 Bedrooms      3.0 Bath(s)      2,526 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered?       Yes  No If No, describe and comment on compatibility to other projects in the market area.

Additional features (special energy efficient items, etc.)      **No Special energy-efficient items noted:**

**UNIT CONDITION**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).      **C4;The quality of construction is considered average in the opinion of the appraiser. The subject property appears adequately maintained and structurally sound. The subjects overall condition is average due to no interior inspection. The subject property was given a C4 rating due to no interior inspection. Any repairs/maintenance required were not considered in this report.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?       Yes  No If Yes, describe

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Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?       Yes  No If No, describe

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

**PRIOR SALE HISTORY**

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) Data utilize in this report came from the public records, realquest, and 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) Data utilize in this report came from the public records, realquest, and mls

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	06/23/2022			
Price of Prior Sale/Transfer	\$607,000			
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	CoreLogic
Effective Date of Data Source(s)	07/20/2023	07/20/2023	07/20/2023	07/20/2023

Analysis of prior sale or transfer history of the subject property and comparable sales.      A search of past records (did ) indicate any recorded title transfer within the last three years involving the subject property. A search of past records (did not) indicate any recorded title transfer within the past three years involving the comparable sales utilize in this appraisal report. **Per attached legal sheet the subject sold on June 23, 2022 and there was a new loan obtained on July 13, 2022. This has no effect on the subject properties marketability. The subject property increased in value based on the sales and listings from the Canyon country community.**

**Exterior-Only Inspection Individual Condominium Unit Appraisal Report**

49824  
File # 34397628

There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 625,000 to \$ 775,000		There are 7 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 650,000 to \$ 850,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address and Unit #	18503 Olympian Ct -, Canyon Country, CA 91351	16959 Minter Ct -, Canyon Country, CA 91387	18508 Olympian Ct -, Canyon Country, CA 91351	18550 Olympian Ct -, Canyon Country, CA 91351	
Project Name and Phase	Shangri-la Hoa -	Sand Canyon Hoa 1	Shangri-la Hoa 1	Shangri-la Hoa 1	
Proximity to Subject		1.45 miles E	0.04 miles NE	0.00 miles	
Sale Price	\$	\$ 707,500	\$ 650,000	\$ 765,000	
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 286.90 sq. ft.	\$ 363.13 sq. ft.	\$ 340.30 sq. ft.	
Data Source(s)		CRMLS#SR23048684;DOM 38	CRMLS#SR21027545;DOM 33	CRMLS#SR21203821;DOM 7	
Verification Source(s)		Doc#23-0392305	Doc#22-0040991	Doc#21-1570062	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;1500	-1,500	ArmLth FHA;6000	-6,000
Date of Sale/Time		s06/23;c05/23		s01/22;c12/21	-13,000
Location	N;Res;	N;BsyRd;	0	N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
HOA Mo. Assessment	175	250	0	175	
Common Elements and Rec. Facilities	Playgr Pool	Tennis Ct Pool	-5,000	Playgr Pool	
Floor Location	1	1		1	
View	B;CtySky;	B;Mtn;	+25,000	B;CtySky;	
Design (Style)	DT2L;Traditional	RT2L;Traditional	+10,000	DT2L;Traditional	
Quality of Construction	Q3	Q3		Q3	
Actual Age	35	45	0	35	
Condition	C4	C2	-50,000	C4	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	8 3 3.0	8 4 3.0	-10,000	7 3 3.0	0
Gross Living Area	2,526 sq. ft.	2,466 sq. ft.	0	1,790 sq. ft.	+37,000
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	3g	2g	+10,000	2g	+10,000
Porch/Patio/Deck	Open Patio / Porch	Open Patio / Porch		Open Patio / Porch	
Amenities	None	None		None	
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace	
Blt-Ins	Blt-Ins	Blt-Ins		Blt-Ins	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -21,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 28,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -44,500	
Adjusted Sale Price of Comparables		Net Adj. 3.0 % Gross Adj. 15.8 % \$ 686,000	Net Adj. 4.3 % Gross Adj. 10.2 % \$ 678,000	Net Adj. 5.8 % Gross Adj. 12.1 % \$ 720,500	

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach In the opinion of the appraiser comparables 1,2, and 3 were given the greatest consideration in the final estimate of market value for the subject property. Comparable number one comes from outside the project and comparables two and three come from within the project. These three sales were consider good match paired data due to the following characteristics such as quality of construction, effective age, lot utility, project amenities, square footage ranges, interior utility, very interior amenities/utility, and similar marketability and market appeal within the Canyon country community city of Santa Clarita. Comparables 4,5, and 6 were three additional sales outside the subjects project that were considered good match paired data due to the following features quality of construction, effective age, lot utility, square footage range, overall interior utility, very interior amenities/utility, and market appeal to the similarities and characteristics and location within the Canyon country community. These three additional sales were selected in support of the final estimate of market value.Comparables 7 and 8 are two recent active listings from the subjects project that were considered good match paired data due to the following similarities quality of construction, effective age, lot utility, square footage range, similar type views, interior utility, varying interior amenities/utility, and market appeal due to the similarities location within the project and characteristics of the properties. These two recent active listings were chosen in support of the final estimate of market value for the subject property.

**AMC Registration Clear Capital.com Inc: California #1256 See attached supplemental addendum sheet:**

Indicated Value by Sales Comparison Approach \$ 690,000

INCOME

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

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

RECONCILIATION

**Indicated Value by: Sales Comparison Approach \$ 690,000 Income Approach (if developed) \$**

The market data approach were employed in this report. The income approach was not utilized due to a lack of rental income properties. The market approach was given the greater consideration because it reflects the actions of the typical buyer and seller in the real estate market.

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 \$ 690,000 , as of 07/20/2023 , which is the date of the exterior inspection and the effective date of this appraisal.

This report form is designed to report an appraisal of a unit in a condominium project or a condominium 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 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 and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) report his or her analysis, opinions, and conclusions in this appraisal report.

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

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

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

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

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

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

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



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

**Exterior-Only Inspection Individual Condominium Unit Appraisal Report**

49824  
File # 34397628

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 Robert Bronley

Company Name The Appraisal Shoppe

Company Address 22607 Collins St  
Woodland Hills, CA 91367

Telephone Number (818) 715-0051

Email Address appraisalshoppe1@aol.com

Date of Signature and Report 07/20/2023

Effective Date of Appraisal 07/20/2023

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

or State License # AG004659

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

State CA

Expiration Date of Certification or License 09/26/2024

ADDRESS OF PROPERTY APPRAISED

18503 Olympian Ct

-, Canyon Country, CA 91351

APPRAISED VALUE OF SUBJECT PROPERTY \$ 690,000

LENDER/CLIENT

Name Clear Capital

Company Name Wedgewood Inc.

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

Email Address AMC Registration Clear Capital.com Inc: California #1256

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_

Name \_\_\_\_\_

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

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

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

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

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

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

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

State \_\_\_\_\_

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

SUBJECT PROPERTY

Did not inspect subject property

Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_

## Exterior-Only Inspection Individual Condominium Unit Appraisal Report

49824  
File # 34397628

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address and Unit #	18503 Olympian Ct -, Canyon Country, CA 91351	16635 Shinedale Dr -, Canyon Country, CA 91387			20215 Gratland Dr -, Canyon Country, CA 91351			20131 Gilbert Dr -, Canyon Country, CA 91351		
Project Name and Phase	Shangri-la Hoa -	Soladad Gardens Hoa 1			Pacific Grove 1			20131 Gilbert Dr Hoa 1		
Proximity to Subject		1.74 miles E			1.83 miles W			1.73 miles W		
Sale Price	\$	\$ 650,000			\$ 850,000			\$ 795,000		
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 317.07 sq. ft.			\$ 316.93 sq. ft.			\$ 405.20 sq. ft.		
Data Source(s)		CRMLS#SR23052870;DOM 6			CRMLS#SR21149190;DOM 7			CRMLS#223000951;DOM 8		
Verification Source(s)		Doc#23-0304448			Doc#21-1279561			Doc#23-0257749		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth FHA;2000	-2,000	ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0		
Date of Sale/Time		s05/23;c04/23		s08/21;c07/21	-25,500	s04/23;c03/23		s04/23;c03/23		
Location	N;Res;	N;Res;		N;Res;		N;Res;		N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
HOA Mo. Assessment	175	245	0	170	0	205	0	205	0	
Common Elements and Rec. Facilities	Playgr Pool	Tennis Ct Pool	-5,000	Playgr Pool		Tennis Ct Pool	-5,000	Playgr Pool		
Floor Location	1	1		1		1		1		
View	B;CtySky;	B;Mtn;	+25,000	B;Mtn;	+25,000	B;Woods;	+25,000	B;Woods;	+25,000	
Design (Style)	DT2L;Traditional	RT2L;Traditional	+10,000	DT2L;Traditional		DT2L;Traditional		DT2L;Traditional		
Quality of Construction	Q3	Q3		Q3		Q3		Q3		
Actual Age	35	43	0	25	0	37	0	37	0	
Condition	C4	C3	-25,000	C2	-100,000	C2	-100,000	C2	-100,000	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	+10,000	Total Bdrms. Baths		Total Bdrms. Baths	+5,000	Total Bdrms. Baths	+5,000	
Room Count	8 3 3.0	7 3 2.0	0	8 5 3.0	-10,000	7 3 2.1	0	7 3 2.1	0	
Gross Living Area	2,526 sq. ft.	2,050 sq. ft.	+24,000	2,682 sq. ft.	-8,000	1,962 sq. ft.	+28,000	1,962 sq. ft.	+28,000	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf		0sf		
Functional Utility	Average	Average		Average		Average		Average		
Heating/Cooling	FAU/CAC	FAU/CAC		FAU/CAC		FAU/CAC		FAU/CAC		
Energy Efficient Items	None	None		None		None		None		
Garage/Carport	3g	2g	+10,000	2g	+10,000	2g	+10,000	2g	+10,000	
Porch/Patio/Deck	Open Patio / Porch	Open Patio / Porch		Open Patio / Porch		Open Patio / Porch		Open Patio / Porch		
Amenities	None	None		None		None		None		
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace		2 Fireplace	+2,000	2 Fireplace	+2,000	
Blt-Ins	Blt-Ins	Blt-Ins		Blt-Ins		Blt-Ins		Blt-Ins		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 47,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -108,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -35,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -35,000	
Adjusted Sale Price of Comparables		Net Adj. 7.2 % Gross Adj. 17.1 %	\$ 697,000	Net Adj. 12.8 % Gross Adj. 21.0 %	\$ 741,500	Net Adj. 4.4 % Gross Adj. 22.0 %	\$ 760,000	Net Adj. 4.4 % Gross Adj. 22.0 %	\$ 760,000	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer	06/23/2022									
Price of Prior Sale/Transfer	\$607,000									
Data Source(s)	CoreLogic	CoreLogic			CoreLogic			CoreLogic		
Effective Date of Data Source(s)	07/20/2023	07/20/2023			07/20/2023			07/20/2023		
Analysis of prior sale or transfer history of the subject property and comparable sales A search of past records (did) indicate any recorded title transfer within the last three years involving the subject property. A search of past records (did not) indicate any recorded title transfer within the past three years involving the comparable sales utilize in this appraisal report.										
Analysis/Comments I" 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."										
A reasonable exposure time for the subject property developed independently from the stated marketing time is 40 days.										
Appraisal Fee \$215										
The intended user of this appraisal report is the lender/client. Unless specifically stated within the report, there are no additional intended users. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraise										
Some data utilized in this report was older than six months from the effective date of this report. It was necessary to use this older data due to a lack of match paired data in the immediate market area at this time.										
The square footage was rounded off to the nearest thousand.										
ANSI (American National Standards Institute) Measuring Standard for measuring, calculating, and reporting GLA and non-GLA areas of subject properties requiring interior inspections were utilized in this appraisal report.										
Finished square footage calculations for this house were made based on measured dimensions only and may include unfinished areas, openings in floors not associated with stairs, or openings in floors exceeding the area of associated stairs."										
ANSI Declaration: Subject property is a two-story detached condominium unit 2526 sf above grade finish square feet. 160 Covered Patio, 600sf 3 car attached garage.										

**Exterior-Only Inspection Individual Condominium Unit Appraisal Report**

49824  
File # 34397628

FEATURE	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address and Unit #	18503 Olympian Ct -, Canyon Country, CA 91351	18606 Brigadoon Ct -, Canyon Country, CA 91351			18510 More Ct -, Santa Clarita, CA 91351					
Project Name and Phase	Shangri-la Hoa -	Shangri-la Hoa 1			Shangri-la Hoa 1					
Proximity to Subject		0.17 miles SW			0.21 miles SW					
Sale Price	\$	\$ 679,000			\$ 825,000			\$		
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 336.97 sq. ft.			\$ 366.99 sq. ft.			\$ sq. ft.		
Data Source(s)		CRMLS#223002350;DOM 7			CRMLS#23276703;DOM 46					
Verification Source(s)		No Doc Selected			No Doc Selected					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment
Sales or Financing Concessions		Listing Conv;0		-10,000	Listing Conv;0		-15,000			
Date of Sale/Time		Active			Active					
Location	N;Res;	N;Res;			N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
HOA Mo. Assessment	175	175			175					
Common Elements and Rec. Facilities	Playgr Pool	Playgr Pool			Playgr Pool					
Floor Location	1	1			1					
View	B;CtySky;	B;CtySky;			B;CtySky;					
Design (Style)	DT2L;Traditional	DT2L;Traditional			DT2L;Traditional					
Quality of Construction	Q3	Q3			Q3					
Actual Age	35	36		0	36		0			
Condition	C4	C3		-25,000	C3		-25,000			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		+5,000	Total Bdrms. Baths		+5,000	Total Bdrms. Baths		
Room Count	8 3 3.0	7 3 2.1		0	7 3 2.1		0			
Gross Living Area	2,526 sq. ft.	2,015 sq. ft.		+26,000	2,248 sq. ft.		+14,000	sq. ft.		
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	3g	2g		+10,000	2g		+10,000			
Porch/Patio/Deck	Open Patio / Porch	Open Patio / Porch			Open Patio / Porch					
Amenities	None	None			None					
Fireplace	1 Fireplace	1 Fireplace			1 Fireplace					
Blt-Ins	Blt-Ins	Blt-Ins			Blt-Ins					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 6,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -11,000	<input type="checkbox"/> + <input type="checkbox"/> -		\$
Adjusted Sale Price of Comparables		Net Adj. 0.9 % Gross Adj. 11.2 %		\$ 685,000	Net Adj. 1.3 % Gross Adj. 8.4 %		\$ 814,000	Net Adj. % Gross Adj. %		\$
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 # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Date of Prior Sale/Transfer	06/23/2022									
Price of Prior Sale/Transfer	\$607,000									
Data Source(s)	CoreLogic	CoreLogic			CoreLogic					
Effective Date of Data Source(s)	07/20/2023	07/20/2023			07/20/2023					
Analysis of prior sale or transfer history of the subject property and comparable sales A search of past records (did) indicate any recorded title transfer within the last three years involving the subject property. A search of past records (did not) indicate any recorded title transfer within the past three years involving the comparable sales utilize in this appraisal report.										
Analysis/Comments										

**Supplemental Addendum**

File No. 34397628

Borrower	Champery Real Estate 2015 LLC				
Property Address	18503 Olympian Ct				
City	Canyon Country	County	Los Angeles	State	CA Zip Code 91351
Lender/Client	Wedgewood Inc.				

A thorough search for comparable sales was made in this neighborhood. These comparable sales have significantly different (dates of sale, sizes, ages, conditions, and styles), in the appraiser's opinion, the comparable sales selected are the best indicators of the subject property's market value. Studies using match pairs serve as a basis for making the required adjustments

The validity of the sales comparison approach depends on the existence of recent sales of property which are comparable in location, size, age, condition, utility, construction and overall market appeal and compared with the subject property. The sale comparison approach has broad applicability and is persuasive when sufficient data is available. It usually provides the primary indication of value in sales of properties not purchased for their income producing characteristics. Every effort has been made to strictly here to the lenders guidelines and those of HUD. However due to the nature of the market it is not always possible to find comparable sales within a data pool for a particular area, that meet all of these guidelines. Therefore, it might have been necessary to use older sales, sales of competing homes in the area located further away than typically desired. In these instances, it is the appraiser's opinion that the comparable sales chosen represent the best data available and are the most reliable indicators of current market value.

There are no extraordinary assumptions are hypothetical conditions to this appraisal report. An extraordinary assumption presume as fact otherwise uncertain information about physical, legal, our economic characteristics of the subject property or about conditions external to the property, such as market conditions or trends, or the integrity of the data used in an analysis. A hypothetical condition that which is contrary to known facts about physical, legal, or economic characteristics of the subject property are about conditions external to the property, such as market conditions or trends

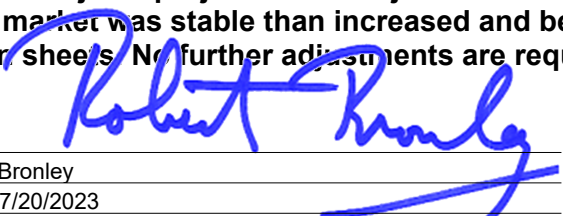
**Comments on market data / Adjustment comments**

The adjustments that were warranted, were derived from match paired data from within this report, preparation of the work file, other jobs performed in the immediate market area over the past 36 interviews selling and listing agents from the immediate and surroundings market areas. There were no adjustments that exceeded the lenders guidelines of 10%. Not all adjustments in the sales comparison approach, and be directly extracted are supported by the available market data with a high degree of accuracy. Some adjustments have an element of subjectivity and professional judgment. The appraiser has applied based on prior observations of the reactions of typical/knowledgeable buyers and sellers in the marketplace. This method is a standard and well accepted practice within the appraisal industry. All interested parties are encouraged to have an understanding of basic valuation practices when appraising complex properties are when there is an extreme absent of like elements of comparison are in instances where the market data is consistent which to draw better supported adjustments and overall value.

**Comments on market data utilized in this report:**

**16959 Minter Ct - This is a two-story average quality traditional type style attached condominium unit that backs a light traffic street with large set back, situated with mountain view North of the 14 freeway and South of Soledad Canyon Road in the Canyon Country area of Santa Clarita County Los Angeles which was completely upgraded/remodeled per MLS comment/MLS photos wary and adjustment was applied based on buyers reactions to a recently upgraded remodeled property where the adjustment was derived from match paired data within this report and other data gathered during the preparation of the work file. In a comparable area of Canyon country with similar quality properties and the sharing of the same shopping facilities, transportation facilities, recreational facilities, school district, and social services. There was no recent data of sales or listings support a location adjustment at this time. This sale of a condominium unit was considered good match paired data due to the following characteristics such as quality of construction, effective age, lot utility, square footage range, superior project amenities, square footage ranges, interior utility, varying interior amenities/utility, and market appeal due to the similarities in overall location and character and similar characteristics of the properties with few other adjustments being required at this time.**

**18508 Olympian Ct - This older sale from the subjects project from Santa Clarita Canyon country area County Los Angeles was utilized due to a lack of more recent sales from the subject project and was considered good match paired data due to the following attributes such as quality of construction, effective age, lot utility, similar type city skyline view, square footage range, overall interior utility, very interior amenities/utility, and market appeal due to the similarities in location within the subjects project A time adjustment occurred from 12/22 to the present. During the other time the market was stable than increased and became stable this is again based on past market condition sheets. No further adjustments are required at this time.**

Signature   
Name Robert Bronley  
Date Signed 07/20/2023  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # AG004659 State CA

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # \_\_\_\_\_ State \_\_\_\_\_



**Supplemental Addendum**

File No. 34397628

Borrower	Champery Real Estate 2015 LLC				
Property Address	18503 Olympian Ct				
City	Canyon Country	County	Los Angeles	State	CA Zip Code 91351
Lender/Client	Wedgewood Inc.				

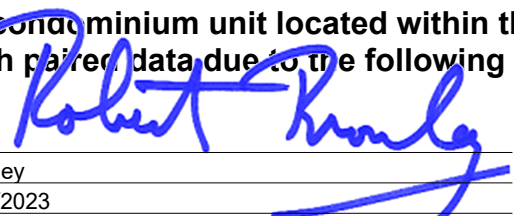
**18550 Olympian Ct - This is a two-story average quality traditional type style detached condominium unit with a city skyline type view located North of the 14 freeway in the Canyon country area Santa Clarita County Los Angeles that comes from the subjects project that has been upgraded/remodeled per MLS comment/MLS photos where a condition adjustment was made that was based on buyers reactions to a recently upgraded remodeled property and the adjustment was derived from paired data within this report and other data that was gathered during the preparation of the work file. This sale from the subjects project was considered good match paired data due to the following features such as quality of construction, effective age, lot utility, square footage range, interior utility, varying interior amenities/utility, and market appeal due to the similarities and location within the subjects project , A time adjustment occurred from 12/22 to the present. During the other time the market was stable than increased and became stable this is again based on past market condition sheets. No further adjustments are required at this time.**

**16635 Shinedale Dr - This is a two-story average quality traditional type style attached condominium unit situated with mountain view North of the 14 freeway and South of Soledad Canyon Road in the Canyon Country area of Santa Clarita County Los Angeles In a comparable area of Canyon country with similar quality properties and the sharing of the same shopping facilities, transportation facilities, recreational facilities, school district, and social services. There was no recent data of sales or listings support a location adjustment at this time. This sale of a condominium unit was considered good match paired data due to the following characteristics such as quality of construction, effective age, lot utility, square footage range, superior project amenities, square footage ranges, interior utility, varying interior amenities/utility, and market appeal due to the similarities in overall location and character and similar characteristics of the properties, with few other adjustments being required at this time.**

**20215 Gratland Dr - This is a two-story average quality traditional type style detached condominium unit located North of the 14 freeway in a similar neighborhood within the Canyon country area Santa Clarita County Los Angeles. This sale was selected due to being a slightly larger in square footage when compared with the subject property with few other properties to select from. This sale with Mountain View was recently remodel/upgraded per MLS comment/MLS photos where a condition adjustment was applied with high end materials where a higher adjustment was utilized that was based on buyers reactions to a recently remodeled upgraded property where the adjustment was derived from paired data within this report and other data that was gathered during the preparation of the work file. This sale was considered good match paired data due to the following similarities when compared with the subject in the following features quality of construction, effective age, lot utility, square footage range, interior utility, varying interior amenities/utility, and market appeal to the similarities and location within the Canyon country area Santa Clarita A time adjustment occurred from 12/22 to the present. During the other time the market was stable than increased and became stable this is again based on past market condition sheets. No further adjustments are required at this time.**

**20131 Gilbert Dr - This is a two-story average quality traditional type style detached condominium unit situated South of solidarity Canyon Road in a comparable neighborhood a similar quality properties and sharing the same shopping facilities, recreational facilities, transportation facilities, school district, and social services. Was recently remodel/upgraded per MLS comment/MLS photos where a condition adjustment was applied with the use of high end materials where a higher adjustment was utilized that was based on buyers reactions to a recently remodeled upgraded property where the adjustment was derived from paired data within this report and other data that was gathered during the preparation of the work file. There is no data to support a location adjustment at this time. This recent sale from the Canyon country community was considered good match paired data due to the following characteristics such as quality of construction, effective age, lot utility, square footage range, interior utility, varying interior amenities/utility, and market appeal to the similarities and location within the Canyon country community with few other adjustments being required at this time.**

**18606 Brigadoon Ct - This current active listing is Two-story average quality traditional type style condominium unit located within the subjects project and was considered good match paired data due to the following features such as quality of construction,**

Signature   
Name Robert Bronley  
Date Signed 07/20/2023  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # AG004659 State CA

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

**Supplemental Addendum**

File No. 34397628

Borrower	Champery Real Estate 2015 LLC				
Property Address	18503 Olympian Ct				
City	Canyon Country	County	Los Angeles	State	CA Zip Code 91351
Lender/Client	Wedgewood Inc.				

**effective age, project amenities, lot utility, similar type views, square footage range, interior utility, very interior amenities/utility, and market appeal to the similarities and location within the immediate market area with few other adjustments being required at this time.**

**18510 More Ct - This current active listing is Two-story average quality traditional type style condominium unit located within the subjects project and was considered good match paired data due to the following features such as quality of construction, effective age, project amenities, lot utility, similar type views, square footage range, interior utility, very interior amenities/utility, and market appeal to the similarities and location within the immediate market area with few other adjustments being required at this time.**

Summary of sales comparison approach:

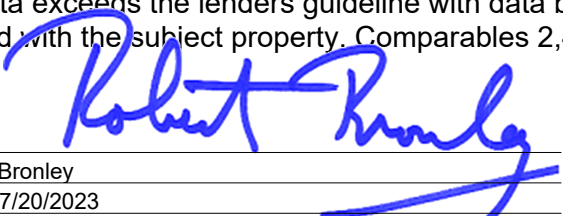
**In the opinion of the appraiser comparables 1,2, and 3 were given the greatest consideration in the final estimate of market value for the subject property. Comparable number one comes from outside the project and comparables two and three come from within the project. These three sales were consider good match paired data due to the following characteristics such as quality of construction, effective age, lot utility, project amenities, square footage ranges, interior utility, very interior amenities/utility, and similar marketability and market appeal within the Canyon country community city of Santa Clarita. Comparables 4,5, and 6 were three additional sales outside the subjects project that were considered good match paired data due to the following features quality of construction, effective age, lot utility, square footage range, overall interior utility, very interior amenities/utility, and market appeal to the similarities and characteristics and location within the Canyon country community. These three additional sales were selected in support of the final estimate of market value. Comparables 7 and 8 are two recent active listings from the subjects project that were considered good match paired data due to the following similarities quality of construction, effective age, lot utility, square footage range, similar type views, interior utility, varying interior amenities/utility, and market appeal due to the similarities location within the project and characteristics of the properties. These two recent active listings were chosen in support of the final estimate of market value for the subject property.**

**The predominant value a slightly higher than the final estimate of market value. This is due to the subject being in average condition due to no interior inspection.**

Sometimes there are discrepancies between the appraiser's inspection and the public records. Public records in some instances does not have the correct information recorded for the subjects property, interior room count, bathroom count, on-site amenities, and other interior, amenities. Public records cannot be relied upon in all circumstances when there is a discrepancy between the public records and the MLS records the appraiser will use the data that appears most accurate and reliable. There were no discrepancies found between the public records/MLS in this report.

Some data ( Comparables 1,4,5, and 6 ) utilized in this report were further away (more than a mile) than typically desired. It was necessary to use this data due to a lack of good match paired data within the immediate market area that paired with the subject in terms of quality of construction, style, effective age, lot size, and square footage range. The typical buyer would consider these other areas in Canyon Country area City of Santa Clarita when purchasing a residence due to the following characteristics in quality of construction, level type lot, square footage range, interior utility, age range, and similar amenities such as having a pool. These areas share the same school system, transportation facilities, shopping facilities, recreational facilities, and social services.

Some data exceeds the lenders guideline with data being 20% larger and smaller in square footage when compared with the subject property. Comparables 2,4, 6, and 7 were 20% smaller in square footage. It

Signature   
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 Or State License # AG004659 State CA

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date Signed \_\_\_\_\_  
 State Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_

Supplemental Addendum

File No. 34397628

Table with 2 columns: Field and Value. Fields include Borrower, Property Address, City, County, State, Zip Code, and Lender/Client.

was necessary to use this data had due to a lack of match paired data similar to the subject property, quality of construction, square footage, overall utility, and varying amenities.

The attached market condition sheet shows market decreasing at a rate of approximately 1/8%. Time adjustments were applied to sales that were closed over 90 days ago from the effective date of this report. The adjustment dates to the contract date of sale. A time adjustment occurred from close of escrow to the present. During the other time the market was stable than increased and became stable this is again based on past market condition sheets. No further adjustments are required at this time. Time adjustment were made to comparables 2,3, and 5.

Special assessment taxes are voter approved. Special assessment taxes can be extended by voters approval. Subject special assessments paid for flood control service open space program, storms sewers, public parks, County parks, trauma and emergency services. The special assessment taxes are paid yearly. The sales/listings utilized in this report have similar type special assessments. The special assessment tax is mailed with the real estate real property assessment tax statement.

A few of the sales/listings utilized as appraisal report had a different style. It is not always possible to find identical type sales in older neighborhoods that homes have been altered over the many years. It was necessary to use this data as recent match paired data in terms of square footage, quality of construction, and similar type condition. The typical buyer in this market is generally looking for location. The style and if the property is one story versus two stories is a matter of taste of the buyer, which has been verified by selling agents over the past years.

The lot size comes form the attached plat map. The attached legal sheet is correct.

There were other sales and listings found during the preparation of the work file. These sales and listings were not utilized at this time due to varying issues regarding quality of construction, superior type views, superior lot size and utility, off-site amenities such as guesthouse and, locational issues. This data is part of the work file.

Adjustments that have been made up based on match paired analysis of comparables utilized within this report are based on past market analysis of sales within the subjects market area.

The square footage adjustment made in this report is based on a match paired analysis of the comparables utilized in this report, and historical experience of the area. Square footage adjustment was determined to be \$50 per square foot.

There were no adjustments made for patios or other secondary amenities are energy-efficient items as there was no good match paired data to indicate value for secondary amenities.

There were adjustments made for bedroom or for bath room counts as there were match paired data to indicate a value for bedroom or bath counts at this time in the marketplace.

There were no adjustments made for actual age as there is no conclusive data that suggest that differences in effective age warranted adjustments.

Primary amenities, such as pools, spa, guest units, tennis courts and views do hold value for homes in this area. There were adjustments made based on paired data in the area.

Paired data did indicate that adjustments were warranted for homes that had varied garage sizes.

Condition adjustments were made at some of the homes utilized in the report were of lesser or superior condition. Paired data indicated adjustments were warranted for homes that were in need of repair or in superior condition.

All adjustments that have been made are in the opinion of the appraiser to be good accurate adjustments and are based on a match paired data analysis.

Based upon physical conditions of the subject property and its effective age, the estimated remaining economic life is 50 years. Depreciation is calculated by the effective age divided by the economic life equals the remaining economic life. The Marshall and Swift cost book table for remaining economic life

Signature [Handwritten Signature]
Name Robert Bronley
Date Signed 07/20/2023
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Signature
Name
Date Signed
State Certification #
Or State License # State



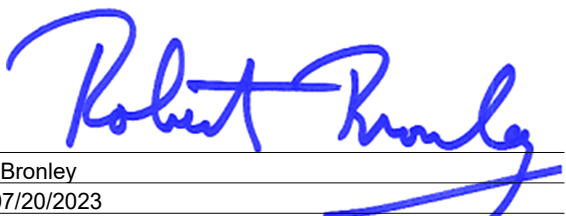
**Supplemental Addendum**

File No. 34397628

Borrower	Champery Real Estate 2015 LLC				
Property Address	18503 Olympian Ct				
City	Canyon Country	County	Los Angeles	State	CA Zip Code 91351
Lender/Client	Wedgewood Inc.				

was utilized in this report.

The income approach was admitted and not the applicable due to the lack of sufficient compatible rental data and sales of rental properties required to establish a gross rent multiplier , this approach is not consider relevant in the appraisal single-family residential properties typically purchased for owner occupancy, as it does not accurately reflect the motivations or valuation progress applied by the typical purchaser of market

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Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

# Market Conditions Addendum to the Appraisal Report

49824  
File No. 34397628

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 18503 Olympian Ct City Canyon Country State CA ZIP Code 91351

Borrower Champery Real Estate 2015 LLC

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	2	1	4	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.33	0.33	1.33	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	2	2	7	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	6.1	6.1	5.3	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	772,000	730,000	688,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	40.5	55	23	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	720,000	717,499.5	715,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	65	50	29	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100.07	100	100.26	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). 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. The CARETS MLS was the data source used to complete the Market Conditions Addendum.

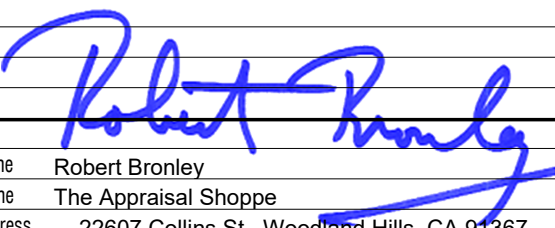
Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Values have been stable over the prior year in the area. There've been good market activity. Foreclosures is not had an influence on values. There is good current market activity. Supply and demand are in balance with marketing time currently low.

**If the subject is a unit in a condominium or cooperative project, complete the following:** Project Name: Shangri-la Hoa

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	1	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.17	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings	0	1	1	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

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

Summarize the above trends and address the impact on the subject unit and project. Values have been increasing over the prior year in the area. There've been good market activity. Foreclosures is not had an influence on values. There is average current market activity. Supply and demand are in balance with marketing time currently low.

Signature 	Signature
Appraiser Name Robert Bronley	Supervisory Appraiser Name
Company Name The Appraisal Shoppe	Company Name
Company Address 22607 Collins St, Woodland Hills, CA 91367	Company Address
State License/Certification # AG004659 State CA	State License/Certification # State
Email Address appraisalshoppe1@aol.com	Email Address

## Legal Sheet - Page 1

Borrower	Champery Real Estate 2015 LLC				
Property Address	18503 Olympian Ct				
City	Canyon Country	County	Los Angeles	State	CA
Lender/Client	Wedgewood Inc.				
				Zip Code	91351

**18503 Olympian Ct, Santa Clarita, CA 91351-3435, Los Angeles County** 📍 Expired Listing  
 APN: 2803-039-126 CLIP: 2786592466

	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	<b>3</b>	<b>3</b>	<b>N/A</b>	<b>\$215,000</b>	<b>08/1992</b>
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	<b>2,526</b>	<b>230,609</b>	<b>1988</b>	<b>CONDO</b>	

OWNER INFORMATION			
Owner Name	Breckenridge Prop Fund 2016 LI	Tax Billing Zip	90278
Mail Owner Name	Breckenridge Prop Fund 2016 LI	Tax Billing Zip+4	1230
Tax Billing Address	2015 Manhattan Beach Blvd #100	Owner Occupied	No
Tax Billing City & State	Redondo Beach, CA		

LOCATION INFORMATION			
Zip Code	91351	School District	William S Hart Un
Carrier Route	C055	Comm College District Code	Santa Clarita
Zoning	SCUR2	Census Tract	9200.35
Tract Number	43528	Topography	Rolling/Hilly

TAX INFORMATION			
APN	2803-039-126	Lot	8
% Improved	50%	Water Tax Dist	Castaic Lake Service
Tax Area	331	Fire Dept Tax Dist	Consolidated Co
Legal Description	TR=43528 LOT 8 CONDOMINIUM U NIT 80		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	<b>\$383,726</b>	<b>\$376,203</b>	<b>\$372,347</b>
Assessed Value - Land	<b>\$191,942</b>	<b>\$188,179</b>	<b>\$186,250</b>
Assessed Value - Improved	<b>\$191,784</b>	<b>\$188,024</b>	<b>\$186,097</b>
YOY Assessed Change (\$)	<b>\$7,523</b>	<b>\$3,856</b>	
YOY Assessed Change (%)	<b>2%</b>	<b>1.04%</b>	

Tax Year	Total Tax	Change (\$)	Change (%)
2020	<b>\$6,565</b>		
2021	<b>\$6,679</b>	<b>\$114</b>	<b>1.74%</b>
2022	<b>\$6,866</b>	<b>\$187</b>	<b>2.8%</b>

Special Assessment	Tax Amount
Consldated Sewer62	<b>\$50.50</b>
Cityasmtarea#686	<b>\$159.00</b>
Laco Vectr Cntri80	<b>\$14.67</b>
Safe Clean Water83	<b>\$88.58</b>
Flood Control 62	<b>\$33.15</b>
Stormwtrutility86	<b>\$41.88</b>
Rpsod Measure A 83	<b>\$42.94</b>
Scvsandist56	<b>\$277.50</b>
Scrltalmd80	<b>\$1,434.99</b>
Combined Liens	<b>\$242.36</b>
<b>Total Of Special Assessments</b>	<b>\$2,385.57</b>

CHARACTERISTICS			
County Land Use	Resid-Planned	Water	Public
Universal Land Use	Condominium	Sewer	Public Service
Lot Acres	5.2941	Heat Type	Central
Lot Area	230,609	Cooling Type	Central
Style	Conventional	Garage Type	Garage
Building Sq Ft	2,526	Parking Type	Garage/Carport
Stories	2	Parking Spaces	3
Total Units	1	Roof Material	Tile
Total Rooms	8	Exterior	Stucco

## Legal Sheet - Page 2

Borrower	Champery Real Estate 2015 LLC				
Property Address	18503 Olympian Ct				
City	Canyon Country	County	Los Angeles	State	CA
Lender/Client	Wedgewood Inc.				
				Zip Code	91351

Bedrooms	3	Foundation	Slab
Total Baths	3	Year Built	1988
MLS Total Baths	3	Effective Year Built	1988
Full Baths	3	Equipment	Disposal, Range Hood, Microwave, Garage Door Opener
Fireplaces	1	Building Type	Type Unknown
Condition	Good	# of Buildings	1
Quality	Good		

<b>SELL SCORE</b>			
Rating	High	Value As Of	2023-07-16 04:31:59
Sell Score	784		

<b>ESTIMATED VALUE</b>			
RealAVM™	\$770,400	Confidence Score	87
RealAVM™ Range	\$706,300 - \$834,500	Forecast Standard Deviation	8
Value As Of	07/05/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

<b>LISTING INFORMATION</b>			
MLS Listing Number	<a href="#">SR17197114</a>	MLS Original List Price	\$549,000
MLS Status	Expired	MLS Listing Agent	F660099334-Sarah Darabi
MLS Area	CAN1 - CANYON COUNTRY 1	MLS Listing Broker	SUPERSTAR REALTY
MLS Status Change Date	09/02/2018	MLS Source	CN
MLS Current List Price	\$549,000		

<b>LAST MARKET SALE &amp; SALES HISTORY</b>			
Recording Date	08/21/1992	Sale Type	Full
Sale Date	08/1992	Deed Type	Deed (Reg)
Sale Price	\$215,000	Owner Name	Breckenridge Prop Fund 2016 LI
Price Per Square Feet	\$85.11	Seller	Resolution Trust Corp
Document Number	<a href="#">1571481</a>		

Recording Date	06/23/2022	06/23/2011	07/26/2004	11/01/2001	08/21/1992
Sale Date	05/05/2022	06/15/2011	07/14/2004	10/26/2001	08/1992
Sale Price	\$607,000				\$215,000
Nominal		Y	Y	Y	
Buyer Name	Breckenridge Prop Fund 2016 LI	Farooq Mylene L	Farooq Ibrahim	Farooq Ibrahim & Mylene Z	Farooq Ibrahim;Lopez Mylene Z
Seller Name	Clear Recon Corp	Farooq Ibrahim	Farooq Ibrahim & Mylene Z	Farooq Ibrahim & Mylene Z L	Resolution Trust Corp
Document Number	660394	852030	1895966	2088190	1571481
Document Type	Trustee's Deed (Foreclosure)	Grant Deed	Quit Claim Deed	Grant Deed	Deed (Reg)

Recording Date	01/16/1992	08/15/1990
Sale Date	11/1989	08/1990
Sale Price		
Nominal	Y	Y
Buyer Name	Resolution Trust Corp	Bhatia Rajen & Vinita
Seller Name	California General Mtg Svc	Bhatia Suresh
Document Number	91506	1415894
Document Type	Trustee Deed	Quit Claim Deed

<b>MORTGAGE HISTORY</b>					
Mortgage Date	07/13/2022	06/23/2011	11/28/2005	07/26/2004	11/01/2001
Mortgage Amount	\$515,950	\$276,400	\$100,000	\$332,000	\$187,000
Mortgage Lender	Bank Of The West	Bank Of America	Washington Mutual Bk Fa	Shearson Mtg	Countrywide Hm Lns Inc
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Property Details | Courtesy of Robert Bronley, Robert Bronley, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 07/18/23

Page 2/3



## Legal Sheet - Page 3

Borrower	Champery Real Estate 2015 LLC				
Property Address	18503 Olympian Ct				
City	Canyon Country	County	Los Angeles	State	CA
Lender/Client	Wedgewood Inc.				
				Zip Code	91351

Mortgage Date	07/29/1994	08/21/1992
Mortgage Amount	\$28,300	\$193,500
Mortgage Lender	US Small Busn Admn	General American Fin'l
Mortgage Code	Conventional	Conventional

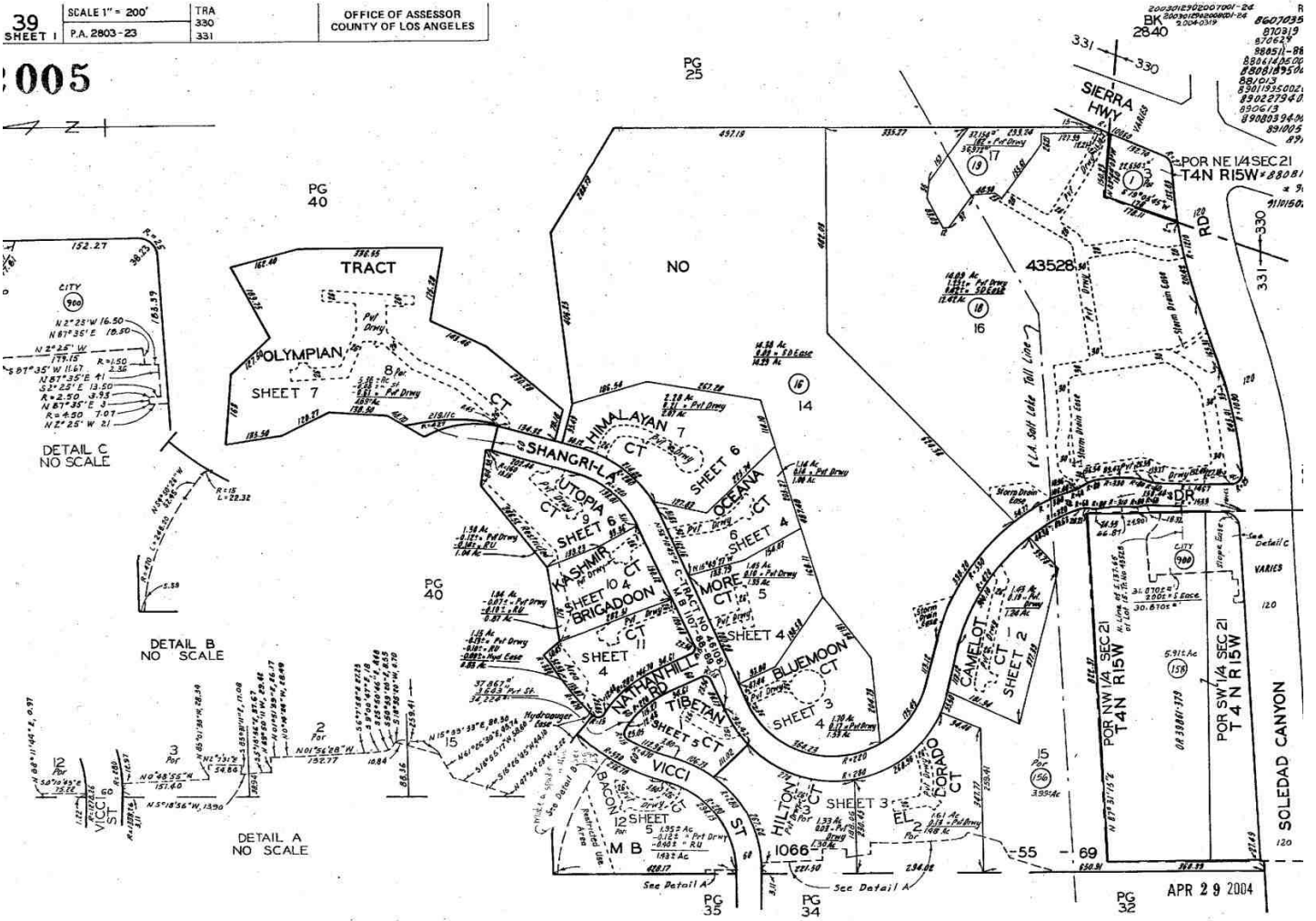
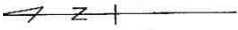


# Plat Map

Borrower	Champery Real Estate 2015 LLC		
Property Address	18503 Olympian Ct		
City	Canyon Country	County Los Angeles	State CA Zip Code 91351
Lender/Client	Wedgewood Inc.		

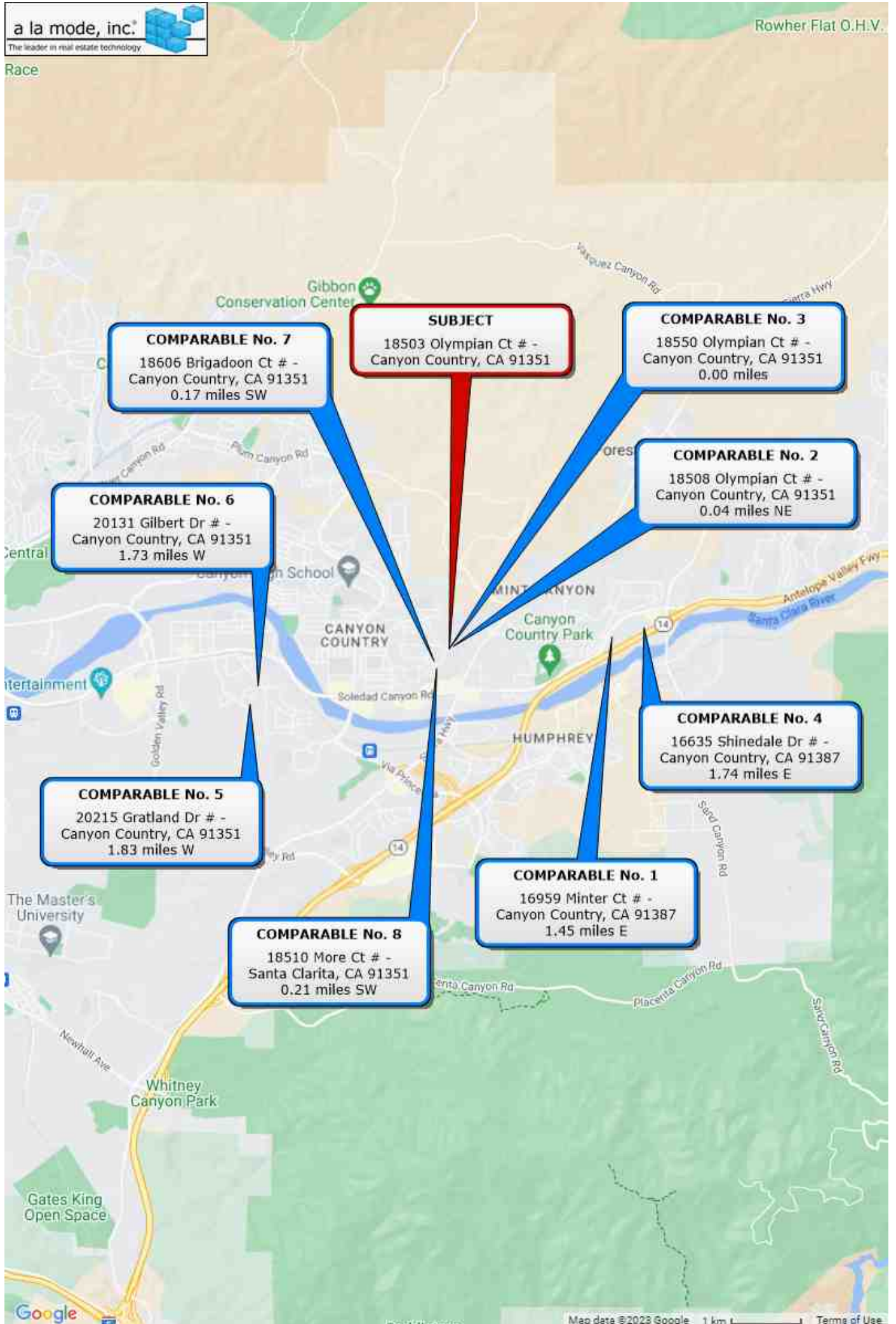
39 SHEET 1 | SCALE 1" = 200' | TRA 330 331 | OFFICE OF ASSESSOR COUNTY OF LOS ANGELES

005



## Location Map

Borrower	Champery Real Estate 2015 LLC			
Property Address	18503 Olympian Ct			
City	Canyon Country	County Los Angeles	State CA	Zip Code 91351
Lender/Client	Wedgewood Inc.			



# Flood Map

Borrower	Champery Real Estate 2015 LLC				
Property Address	18503 Olympian Ct				
City	Canyon Country	County	Los Angeles	State	CA
Lender/Client	Wedgewood Inc.				
				Zip Code	91351

★ Try Our New Search

Criteria Map Results

Previous Next · 2 of 2 Checked 0 All · None · Page Agent 1 Line display

Display 360 Property View at 1 per page

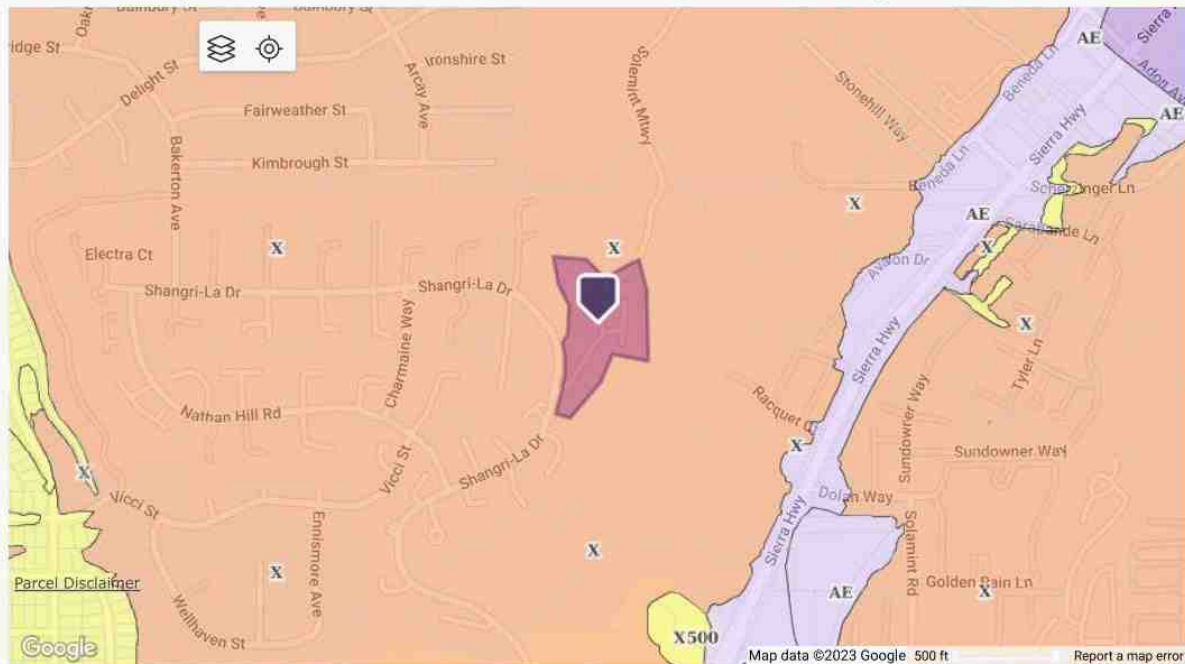
18503 Olympian Court, Canyon Country, CA 91351

[View Comparable Properties](#)

## Flood Map

**Flood Zone Code:** X  
**Flood Zone Date:** 06/02/2021  
**Flood Zone Panel:** 06037C0840G  
**Flood Code Description:** Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.

**Special Flood Hazard Area (SFHA):** Out  
**Within 250 Feet of Multiple Flood Zone:** No  
**Flood Community Name:** SANTA CLARITA



■ Coastal 100-Year Floodway   
 ■ Coastal 100-year Floodplain   
 ■ 100-year Floodway   
 ■ 100-year Floodplain   
 ■ Undetermined  
■ 500-year Floodplain incl. levee protected area   
■ Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Property Type is 'Residential'  
 Zip Code is '91351'  
 Street Number Numeric is 18503  
 Ordered by Standard Status, MLS Area Major, Close Price, List Price  
 Found 2 results in 0.02 seconds.



# Aerial Map

Borrower	Champery Real Estate 2015 LLC				
Property Address	18503 Olympian Ct				
City	Canyon Country	County	Los Angeles	State	CA Zip Code 91351
Lender/Client	Wedgewood Inc.				





## Subject Photo Page

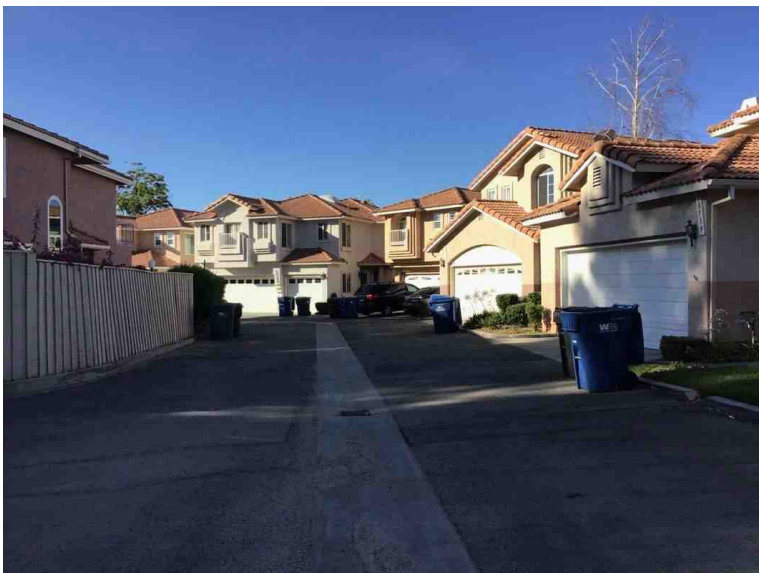
Borrower	Champery Real Estate 2015 LLC						
Property Address	18503 Olympian Ct						
City	Canyon Country	County	Los Angeles	State	CA	Zip Code	91351
Lender/Client	Wedgewood Inc.						



### Subject Front

18503 Olympian Ct  
Sales Price  
Gross Living Area 2,526  
Total Rooms 8  
Total Bedrooms 3  
Total Bathrooms 3.0  
Location N;Res;  
View B;CtySky;  
Site  
Quality Q3  
Age 35

### Subject Rear



### Subject Street

## Photograph Addendum

Borrower	Champery Real Estate 2015 LLC				
Property Address	18503 Olympian Ct				
City	Canyon Country	County	Los Angeles	State	CA Zip Code 91351
Lender/Client	Wedgewood Inc.				



**Sides Santa Clarita Valley water District driveway**



**Front door entry**



**Backs to water tanks**



**Street outside project looking South**



**View**



**Street outside project looking North**



**Guest parking**



**Subject's address**

## Comparable Photo Page

Borrower	Champery Real Estate 2015 LLC				
Property Address	18503 Olympian Ct				
City	Canyon Country	County	Los Angeles	State	CA
Lender/Client	Wedgewood Inc.				
				Zip Code	91351



### Comparable 1

16959 Minter Ct	
Prox. to Subject	1.45 miles E
Sale Price	707,500
Gross Living Area	2,466
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;BsyRd;
View	B;Mtn;
Site	
Quality	Q3
Age	45



### Comparable 2

18508 Olympian Ct	
Prox. to Subject	0.04 miles NE
Sale Price	650,000
Gross Living Area	1,790
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	N;Res;
View	B;CtySky;
Site	
Quality	Q3
Age	35



### Comparable 3

18550 Olympian Ct	
Prox. to Subject	0.00 miles
Sale Price	765,000
Gross Living Area	2,248
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	N;Res;
View	B;CtySky;
Site	
Quality	Q3
Age	35



## Comparable Photo Page

Borrower	Champery Real Estate 2015 LLC				
Property Address	18503 Olympian Ct				
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				Zip Code	91351



### Comparable 4

16635 Shinedale Dr  
 Prox. to Subject 1.74 miles E  
 Sale Price 650,000  
 Gross Living Area 2,050  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View B;Mtn;  
 Site  
 Quality Q3  
 Age 43



### Comparable 5

20215 Gratland Dr  
 Prox. to Subject 1.83 miles W  
 Sale Price 850,000  
 Gross Living Area 2,682  
 Total Rooms 8  
 Total Bedrooms 5  
 Total Bathrooms 3.0  
 Location N;Res;  
 View B;Mtn;  
 Site  
 Quality Q3  
 Age 25



### Comparable 6

20131 Gilbert Dr  
 Prox. to Subject 1.73 miles W  
 Sale Price 795,000  
 Gross Living Area 1,962  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location N;Res;  
 View B;Woods;  
 Site  
 Quality Q3  
 Age 37

## Comparable Photo Page

Borrower	Champery Real Estate 2015 LLC				
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Lender/Client	Wedgewood Inc.				
				Zip Code	91351



### Comparable 7

18606 Brigadoon Ct  
 Prox. to Subject 0.17 miles SW  
 Sale Price 679,000  
 Gross Living Area 2,015  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location N;Res;  
 View B;CtySky;  
 Site  
 Quality Q3  
 Age 36



### Comparable 8

18510 More Ct  
 Prox. to Subject 0.21 miles SW  
 Sale Price 825,000  
 Gross Living Area 2,248  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location N;Res;  
 View B;CtySky;  
 Site  
 Quality Q3  
 Age 36

### Comparable 9

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

## MLS Photograph Addendum

Borrower	Champery Real Estate 2015 LLC						
Property Address	18503 Olympian Ct						
City	Canyon Country	County	Los Angeles	State	CA	Zip Code	91351
Lender/Client	Wedgewood Inc.						

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Condition Ratings and Definitions

#### C1

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

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

#### C2

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

#### C3

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

#### C4

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

#### C5

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

#### C6

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

### Quality Ratings and Definitions

#### Q1

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

#### Q2

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

#### Q3

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

#### Q4

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



# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

## Quality Ratings and Definitions (continued)

### Q5

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

### Q6

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

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

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

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

### Updated

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

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

### Remodeled

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

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

## Explanation of Bathroom Count

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

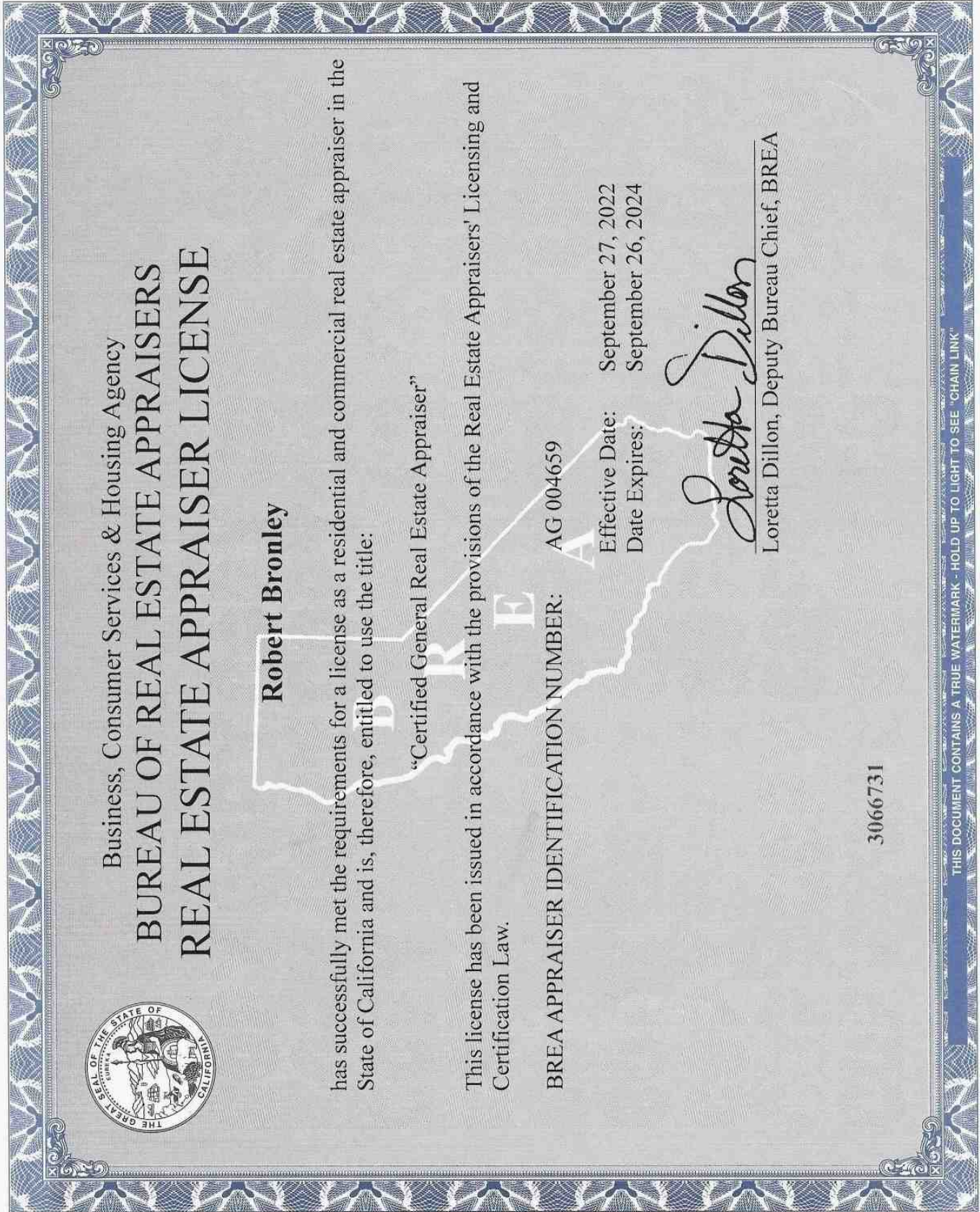
Example:

3.2 indicates three full baths and two half baths.



**2024' CA License**

Borrower	Champery Real Estate 2015 LLC						
Property Address	18503 Olympian Ct						
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Lender/Client	Wedgewood Inc.						



**E and O 2023**

Borrower	Champery Real Estate 2015 LLC					
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Lender/Client	Wedgewood Inc.					



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: **RAP4113770-22**

Renewal of: **RAP4113770-21**

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

Item 1. **Named Insured:** **Robert Bronley**

Item 2. **Address:** **4037 Phelan Rd. Suite A169**

City, State, Zip Code: **Phelan, CA 92371**

Item 3. **Policy Period:** From **12/10/2022** To **12/10/2023**  
*(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): **12/10/1991**

Item 8. **Forms, Notices and Endorsements attached:**

**D42100 (03/15) D42300 CA (10/13) IL7324 (08/12)**  
**D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)**  
**D42414 (08/19)**

*Rebecca Magnuson*  
Authorized Representative

## Interior Photos

Borrower	Champery Real Estate 2015 LLC						
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## Interior Photos

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## Photograph Addendum

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