APPRAISAL OF



LOCATED AT:

286 Weathervane Way Ocoee, FL 34761

FOR:

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

BORROWER:

Catamount Properties 2018 LLC

AS OF:

May 15, 2022

BY:

Eric Evans Cert Res RD3853

Exterior-Only Inspection Residential Appraisal Report File No. 32720406

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Exterior-Only Inspection Residential Appraisal Report File No. 32720406

There are 0 compa	rable properties currently c	ffered for sale in the subje	ect neighborhood rang	ing in price from	n\$ 0	to \$	0				
There are 17 comparable sales in the subject neighborhood within the past twelve months ranging in					e from \$	350,000	to \$	595,000			
FEATURE				COMPARABLE SALE NO. 2				COMPARABLE SALE NO. 3			
286 Weathervane	54 Petey Court		3312 Atmo	ore Terr	ace	231 Westyn Bay Blvd					
Address Ocoee, FL 3	34761	Ocoee, FL 3476	1	Ocoee, FL	_ 34761		Ocoee, FL 34761				
Proximity to Subject		0.34 miles NW		0.30 miles SW			0.61 miles SW				
Sale Price	\$	\$	590,000		\$	565,000		\$	560,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 169.01 sq. ft.		\$ 182.32	sq. ft.		\$ 1	73.75 sq. ft.			
Data Source(s)		MFRMLS #0599	96508:DOM 17			248:DOM 5		MLS #V4921	742:DOM 2		
Verification Source(s)		Co.Rec.Realtor.				rive By Inspc	Co.F	Rec.Realtor.D	rive By Inspc		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIP		+(-) \$ Adjustment		ESCRIPTION	+(-) \$ Adjustment		
Sale or Financing		ArmLth		ArmLth	-		Arm		0		
Concessions		Conv;0		Conv;0			1	/;2500	0		
Date of Sale/Time		s04/22;c03/22	0	s05/22;c0	3/22	0		21;c11/21	0		
Location	N;Res;Res	N;Res;Res		N;Res;Res				es;Res			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simpl				Simple			
Site	12632 sf	11326 sf	0	12632 sf			9583		0		
View	N;Res;Res	N;Res;Res	0	N;Res;Res	9			es;Res	•		
Design (Style)	DT2;Contemporary	DT2;Contemporary	,	DT2;Conten			<u> </u>	Contemporary			
Quality of Construction	Q4	Q4		Q4	προτάτγ		Q4	contemporary			
Actual Age	16	19	0	16			12		0		
Condition	C4	C4	0	C4			C4		0		
Above Grade					Dath -		Total E	Idemo D-II			
	Total Bdrms. Baths 8 4 3.0	Total Bdrms. Baths 9 5 3.0		Total Bdrms.	Baths	^			^		
Room Count			0 0	9 5	3.0	0	9	5 3.0	0		
Gross Living Area 40	3,340 sq. ft.	3,491 sq. f	ft6,000)99 sq. ft.	9,600	0.1	3,223 sq. ft.	4,700		
Basement & Finished	Osf	0sf		0sf			0sf				
Rooms Below Grade		- · ·		- · ·							
Functional Utility	Typical	Typical		Typical			Typi				
Heating/Cooling Energy Efficient Items	FWA C/Air	FWA C/Air		FWA C/Ai				C/Air			
0	None Known	None Known		None Kno	wn			e Known			
Garage/Carport	3ga	3ga		3ga			3ga				
Porch/Patio/Deck	Patio	Patio	_	Screen Pa	atio	-2,000		en Patio	-2,000		
Fireplace Pool/Spa	None	None		None			None				
🗧 Pool/Spa	None	None		Pool/Spa		-15,000	Pool		-10,000		
Net Adjustment (Total)		+ X- \$	6,000		<u>-</u> \$	7,400		+ X- \$	7,300		
Adjusted Sale Price		Net Adj1.0%		Net Adj 1	1.3%		Net Ac	lj. -1.3 %			
of Comparables		Gross Adj. 1.0% \$	584,000	Gross Adj. 4	4.7% \$	557,600	Gross	Adj. 3.0 % \$	552,700		
I X did did not re	search the sale or transfer I	nistory of the subject prop	erty and comparable s	ales. If not, expl	lain						
	_										
My research did X	did not reveal any prior sa	les or transfers of the sub	pject property for the th	ree years prior t	to the effect	tive date of this appr	aisal.				
Data source(s) County	/ Records										
My research did X	did not reveal any prior sa	les or transfers of the cor	mparable sales for the	year prior to the	e date of sal	e of the comparable	sale.				
Data source(s) County	/ Records										
Report the results of the re-	search and analysis of the	prior sale or transfer histor	ry of the subject prope	rty and compara	able sales (r	report additional prio	r sales	on page 3).			
ITEM	SL	IBJECT	COMPARABLE SA	LE NO. 1	COMF	ARABLE SALE NO	. 2	COMPARABI	LE SALE NO. 3		
Date of Prior Sale/Transfer											
Price of Prior Sale/Transfer	r										
Data Source(s)		ounty Records M	IFRMLS/County	Records	MFRML	S/County Rec	ords	MFRMLS/Co	unty Records		
Effective Date of Data Sour	rce(s) 05/15/2022	0	5/15/2022	(05/15/20	022		05/15/2022			
Analysis of prior sale or tra	nsfer history of the subject	property and comparable	sales There ha	ave been no	o other s	sales or transfe	ers of	s of the subject or			
comparables in the								•			
Summary of Sales Compar	ison Approach. See A	dditional Commen	its.								
and any an e allow workput											
Indicated Value by Sales C	Comparison Approach & 56	5.000									
Indicated Value by Sales C			Cost Approach (if dev	veloped) ¢		Income An	proach	(if developed) \$			
The sales comparis					actions				et place The		
_ sales comparison a											
	approach is typicall			no in assiyi			yawe				
This appraical is made			d spacifications on the	hacis of a hund	thotical con	dition that the impre-	vomont	have been comple	hot		
This appraisal is made		completion per plans and									
This appraisal is made (subject to the following	repairs or alterations on th	e basis of a hypothetical c	condition that the repair	rs or alterations	have been	completed, or	🗌 sub	s have been comple ject to the following			
This appraisal is made This appraisal is made insubject to the following inspection based on the ex	repairs or alterations on th	e basis of a hypothetical c	condition that the repair	rs or alterations	have been		🗌 sub				
inspection based on the ex	repairs or alterations on th traordinary assumption that	e basis of a hypothetical of the condition or deficience	condition that the repair cy does not require alte	rs or alterations eration or repair:	have been : <u>See</u>	completed, or Limited Cond	sut sut	ject to the following	g required		
Based on a visual inspe	repairs or alterations on the traordinary assumption that ection of the exterior are	e basis of a hypothetical c the condition or deficienc eas of the subject prop	condition that the repair cy does not require alter perty from at least th	rs or alterations eration or repair: he street, defi	have been : <u>See</u> ined scope	completed, or Limited Cond	sub sub itions	ssumptions and) required		
Based on a visual inspection conditions, and apprais	repairs or alterations on the traordinary assumption that ection of the exterior are	e basis of a hypothetical of the condition or deficience eas of the subject prop our) opinion of the man	condition that the repair cy does not require alter poerty from at least the rket value, as define	rs or alterations eration or repair: he street, defi ed, of the real	have been : <u>See</u> ined scope property	completed, or Limited Condi e of work, stateme that is the subjec	sub sub itions	ssumptions and) required		
Based on a visual inspe	repairs or alterations on the traordinary assumption that ection of the exterior are	e basis of a hypothetical of the condition or deficience eas of the subject prop pur) opinion of the man , which is the date of	condition that the repair cy does not require alter perty from at least th	rs or alterations eration or repair: the street, defi ed, of the real effective date of	have been : <u>See</u> ined scope property of this appr	completed, or Limited Condi e of work, stateme that is the subjec	sub sub itions	ssumptions and) required		

Exterior-Only Inspection Residential Appraisal Report File No. 32720406

Due to a lack of comparable sales data, the subject's market data may not be reliable. Due to the lack of comparables sales data, the subject's market is considered to be stable. (Data Sources. MLS/ Media.living.net//statistics//statisticsfull.htm)

Due to a lack of comparable sales with the same bedroom count as the subject, it was necessary to use comparables with different bedroom counts. It was not possible to bracket the bedroom count.

Comparable 2 is the most recent sale, Therefore, it holds the most weight when determining value.

The property is zoned residential as of the date of this appraisal assignment, little or no possibility of a land use change. The structure is compatible with the market area, all of which is zoned for residential occupancy, so no other use would be possible, legal, financially feasible, or productive. Single family residential use is considered to be the Subject's highest and best use.

As of the effective date, the short and long-term impact on the market from the COVID-19 virus is unknown; however, it is reasonable to assume that current restrictions in market activity due to the virus could extend marketing times at least 60 days beyond the current levels. The appraiser assumes that there could be a delay in market activity, but not a significant long-term shift in demand or supply, which could result in a change in market prices. These are considered to be extraordinary assumptions which could impact the opinions and conclusions expressed herein. The estimate of reasonable exposure time expressed in this report is based on normal average market conditions.

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Opinion of site value. \$75,000

			1				
ESTIMATED	REPRODUCTION OR	REPLACEMENT COST NEW	OPINION OF SITE VALUE .		=	\$ 75,000	
Source of cost da	ita		Dwelling 3,3	40 Sq. Ft. @	\$	= \$ 0	
Quality rating from	n cost service	Effective date of cost data		Sq. Ft. @	\$	= \$	
Comments on Co	ost Approach (gross living area c	alculations, depreciation, etc.)					
2			Garage/Carport	Sq. Ft. @	\$=	= \$	
5			Total Estimate of Cost-New		=	= \$ 0	
			Less 50 Physical	Functional	External		
			Depreciation		=	= \$ (0)	
			Depreciated Cost of Improve	ements		= \$ 0	
			"As-is" Value of Site Improv	ements		= \$	
Estimated Remai	ining Economic Life (HUD and V	A only) 50 Years	INDICATED VALUE BY CO	ST APPROAC	H =	= \$	
		INCOME APPROACH TO VAL	UE (not required by Fann	ie Mae)			
Estimated Monthl		X Gross Rent Multiplier =			ncome Approach		
Summary of Inco	me Approach (including support	for market rent and GRM) The Subject	is not a rental, theref	ore the inc	ome approach is irre	levant.	
			N FOR PUDs (if applicabl	,			
· · · ·	builder in control of the Homeow				Attached		
Provide the follow	ving information for PUDs ONLY	if the developer/builder is in control of the HOA	and the subject property is a	n attached dwe	lling unit.		
Legal name of pr	oject						
Total number of p		Total number of units		Total number			
Total number of u		Total number of units for sale	Data source(s)				
Was the project created by the conversion of an existing building(s) into a PUD? 🔛 Yes 🔛 No If Yes, date of conversion.							
	Does the project contain any multi-dwelling units?						
Are the units, con	nmon elements, and recreation f	acilities complete?	If No, describe the status of co	mpletion.			
6							
Are the common	elements leased to or by the Ho	meowners' Association?	o If Yes, describe the rental	terms and opti	ons		
	,		o If Yes, describe the rental	terms and option	ons		
	elements leased to or by the Ho n elements and recreational facil		o If Yes, describe the rental	terms and optic	ons		
	n elements and recreational facil	lities.		terms and opti		nnie Mae Form 2055 March 2005	

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

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

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

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

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

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

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

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concessions 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 performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the 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

101.0	
4 Plan	
1 My Color Som	

Name Eric Evans
Company Name Floridian Appraisal
Company Address 2518 Harrison Ave
Orlando, FL 32804
Telephone Number <u>407-353-6429</u>
Email Address floridianappraisal@yahoo.com
Date of Signature and Report 05/16/2022
Effective Date of Appraisal 05/15/2022
State Certification # Cert Res RD3853
or State License #
or Other (describe) State #
State FL
Expiration Date of Certification or License <u>11/30/2022</u>
ADDRESS OF PROPERTY APPRAISED
286 Weathervane Way
Ocoee, FL 34761
APPRAISED VALUE OF SUBJECT PROPERTY \$ 565,000
LENDER/CLIENT
Name Clear Capital
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
Email Address N/A

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signatura
Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License
SUBJECT PROPERTY
Did not inspect exterior 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

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.

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

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

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

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

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

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

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

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

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

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

O2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

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

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

Uniform Appraisal Dataset Definitions

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ас	Acres	Area, Site	in	Interior Only Stairs	Basement & Finished Rooms Below Grade
AdjPrk	Adjacent to Park	Location	Lndfl	Landfill	Location
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	View
Α	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	Ν	Neutral	Location & View
br	Bedroom	Basement & Finished Rooms Below Grade	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
В	Beneficial	Location & View	ор	Open	Garage/Carport
BsyRd	Busy Road	Location	0	Other	Basement & Finished Rooms Below Grade
ср	Carport	Garage/Carport	0	Other	Design(Style)
Cash	Cash	Sale or Financing Concessions	Prk	Park View	View
CtySky	City View Skyline View	View	Pstrl	Pastoral View	View
CtyStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
С	Contracted Date	Date of Sale/Time	rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Conv	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	Sale or Financing Concessions
CV	Covered	Garage/Carport	REO	REO Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
DOM	Days On Market	Data Sources	RT	Row or Townhouse	Design(Style)
DT	Detached Structure	Design(Style)	RH	Rural Housing - USDA	Sale or Financing Concessions
dw	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	S	Settlement Date	Date of Sale/Time
е	Expiration Date	Date of Sale/Time	Short	Short Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
g	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
gbi	Garage - Built-in	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carport	WO	Walk Out Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
GlfCse	Golf Course	Location	WtrFr	Water Frontage	Location
Glfvw	Golf Course View	View	Wtr	Water View	View
HR	High Rise Structure	Design(Style)	W	Withdrawn Date	Date of Sale/Time
Ind	Industrial	Location & View	Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbrev.	FullName	Appropriate Fields	Abbrev.	FullName	Appropriate Fields

ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.:	32720406
Property Address: 286 Weathervane Way	Case No.:	
City: Ocoee	State: FL	Zip: 34761
Lender: Wedgewood Inc		

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal to Ascertain Market Value, subject to the 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.

Conformation of sales information: Attempts have been made to confirm all sales information utilized in this appraisal. In the absence of specific confirmation from one of the parties involved in the transaction, this appraiser has relied on at least two sources of public information to confirm the validity of the sales information. If both public sources indicated the same information, the sale was utilized. If they differed, the sale was not utilized unless another independent source of information was able to confirm the data utilized.

URAR: Final reconciliation: Most weight was given to the Sales Comparison as it reflects the current actions of buyers and sellers in the subject market. The Income Approach was considered but omitted because there are no known rentals in this market, or the few rentals that exist do not appear to be investment grade property. Given the low rents to high values ratio, values tend to skew the GRMs upward to unrealistic levels compared to other investment grade rentals, so the Income Approach was deemed inappropriate for this property.

Discussion of adjustments : In this appraisal, the adjustments utilized were derived from the appraiser's best evaluation and understanding of existing market conditions in the area from which the comparables have been extracted. Adjustments are based on apparent differences presented by the sales themselves when the matched pair concept was available to be utilized for differences. If this method was not available, the adjustments were based on past appraiser experience in this particular market or type of market, or from discussions with participants in this particular market on what types of features and amenities are most important to current purchasers, and the relative value attached to each of the underlying differences. The appraiser typically examines many sales, which could be considered similar to the property being valued. Based on this examination, at least three of the sales are selected for presentation in the appraisal report. Then these sales are adjusted for differences, which could affect value.

Site: * ZONING: The subject is a single-family dwelling located on a site zoned for single-family use. Only in this general sense it is considered to legally comply with local zoning ordinance. The appraiser has not made a detailed comparison of every property characteristic relative to local zoning and building ordinances. *DRAINAGE: Elevation of the dwelling is above road grade promoting surface drainage, which appeared acceptable at the time of inspection. However, seasonal variations may occur, and subsurface drainage conditions are unknown.

Conditions of Appraisal : All mechanical systems, ie. plumbing, heating, electrical, etc., are presumed to be adequate for their intended uses. This appraiser is not qualified to give an expert opinion regarding these items and the estimate of value is conditioned on the accuracy of these assumptions. This appraisal report is intended to Ascertain Market Value. This report is not intended for any other purpose.

Market Conditions Addendum to the Appraisal Report File No. 32720406

	The purpose of this addendum is to provide the lender/client with addendum for all appraisal reports with an effective date on or af		understanding of the	market trends and cor	nditions	s prevalent in th	ne su	ibject neighborho	od. T	his is a required
	Property Address 286 Weathervane Way	nei April 1, 2009.	City Ocoe	e		S	tate	FL Zip Code	34	761
	Borrower Catamount Properties 2018 LLC		,							
	Instructions: The appraiser must use the information require	ed on this form as the I	basis for his/her concl	usions, and must prov	vide sup	oport for those	conc	lusions, regardin	g hoi	using trends and
	overall market conditions as reported in the Neighborhood section							-	-	-
	analysis as indicated below. If any required data is unavailable									
	provide data for the shaded areas below; if it is available, however	er, the appraiser must	include the data in the	analysis. If data sourc	ces pro	vide the requir	ed in	formation as an a	vera	ge instead of the
	median, the appraiser should report the available figure and ident									
	that would be used by a prospective buyer of the subject proper	rty. The appraiser mus	st explain any anomal	ies in the data, such a	is seas	onal markets,	new	construction, fore	eclos	sures, etc.
	Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months				Overall Trend		
	Total # of Comparable Sales (Settled)	8	4	5	🗌 Ir	ncreasing	X	Stable		Declining
	Absorption Rate (Total Sales/Months)	1.33	1.33	1.67	🗌 Ir	ncreasing	X	Stable		Declining
	Total # of Comparable Active Listings			0	D	Declining	X	Stable		Increasing
	Months of Housing Supply (Total Listings/Ab.Rate)			0.00		Declining	X	Stable		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	435,000	578,000	548,000	🗌 Ir	ncreasing	X	Stable		Declining
	Median Comparable Sales Days on Market	4	3	8		Declining		Stable	X	Increasing
S	Median Comparable List Price			0	🗌 Ir	ncreasing	X	Stable		Declining
Σ	Median Comparable Listings Days on Market			0	D	Declining	X	Stable		Increasing
NALYSIS	Median Sale Price as % of List Price	99.00%	102.00%	100.00%	🗌 Ir	ncreasing	X	Stable		Declining
Å A	Seller-(developer, builder, etc.)paid financial assistance prevaler	nt? 🗌 Yes 🛛 🗙	No		🗌 D	Declining	X	Stable		Increasing
H	Explain in detail the seller concessions trends for the past 12 m	nonths (e.g., seller cor	ntributions increased f	rom 3% to 5%, increa	sing us	se of buydown:	s, clo	sing costs, cond	o fee	s, options, etc.).
ARCH	In this market the seller concessions typically							0		
SE										
RE										
Ē										
MARKET RESE										
ž	Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	yes, explain (including	the trends in listings a	and sale	es of foreclose	d pro	perties).		
	Cite data sources for above information. MLS/ Media.livi	ng.net//statistics	s//statisticsfull.h	ntm						
	Summarize the above information as support for your conclus						tiona	al information, su	ch a	s an analysis of
	pending sales and/or expired and withdrawn listings, to formulate		ovide both an explana	tion and support for vo	ur cond	clusions.				
		1 1 4								
	Due to a lack of comparable sales data, the a		not be reliable	Due to the lack	< of c	omparable	es s	ales data, th	ie s	ubject's
	Due to a lack of comparable sales data, the a market is considered to be stable. (Data Sou		not be reliable	Due to the lack	< of c	omparable	es s	ales data, th	ie s	subject's
	market is considered to be stable. (Data Sou	rces. MLS/ Mec	not be reliable. dia.living.net//st	Due to the lack atistics//statistic	< of c sfull.	comparable htm)				
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p-OP PROJECTS	market is considered to be stable. (Data Sou The 7-12 and 4-6 listing data is unknown. As MLS. Therefore, what data is available is con If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	rces. MLS/ Mec listings change sidered unrelial reproject , comple Prior 7-12 Months	not be reliable dia.living.net//st e status to pend ble. te the following: Prior 4-6 Months	Due to the lack atistics//statistic		eomparable htm) withdrawn, Project ncreasing ncreasing Declining Declining		c, they are re me: Overall Trend Stable Stable Stable Stable Stable		Declining Declining Declining Increasing
/CO-OP PROJECTS	market is considered to be stable. (Data Sou The 7-12 and 4-6 listing data is unknown. As MLS. Therefore, what data is available is con If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	rces. MLS/ Mec listings change sidered unrelial reproject , comple Prior 7-12 Months	not be reliable dia.living.net//st e status to pend ble. te the following: Prior 4-6 Months	Due to the lack atistics//statistic		eomparable htm) withdrawn, Project ncreasing ncreasing Declining Declining		c, they are re me: Overall Trend Stable Stable Stable Stable Stable		Declining Declining Declining Increasing
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	market is considered to be stable. (Data Sou The 7-12 and 4-6 listing data is unknown. As MLS. Therefore, what data is available is con If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject Signature Name Eric Evans Company Name Floridian Appraisal Company Address 2518 Harrison Ave Orlando, FL 32804 State License/Certification # Cert Res RD34	rces. MLS/ Mec listings change sidered unrelial re project , complet Prior 7-12 Months Yes No If y ject unit and project.	not be reliable dia.living.net//st e status to pend ble. te the following: Prior 4-6 Months yes, indicate the numb yes, indicate the numb set the following: Sup Sup Sup Sup	Due to the lack atistics//statistic ing, under contr current - 3 Months current - 3 Month	< of c sfull. act, \	eomparable htm) withdrawn, Project ncreasing Declining n the trends in Declining ISER (ONI	, etc	c, they are re		Declining Declining Declining Declining Increasing Increasing Declining Increasing Increasing Declining Increasing Increa
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USPAP ADDENDUM

Borrower: Catamount Properties 2018 LLC	
Property Address: 286 Weathervane Way City: Ocoee County: Orange	State: FL Zip Code: <u>34761</u>
Lender: Wedgewood Inc	
APPRAISAL AND REPORT IDENTIFICATION	
This report was prepared under the following USPAP reportir	
X Appraisal Report A written report prepared under S	
Restricted Appraisal Report A written report prepared under S	itandards Rule 2-2(b).
Reasonable Exposure Time My opinion of a reasonable exposure time for the subject property at the marke	et value stated in this report is: 5 days.
Exposure time is the estimated length of time that the property inter the hypothetical consummation of a sale at market value on the effect The above exposure time estimated for the subject is a retrospective showing the median exposure time to be 5 days	••
Additional Certifications	
X I have performed NO services, as an appraiser or in any other capacity, period immediately preceding acceptance of this assignment.	regarding the property that is the subject of this report within the three-year
I HAVE performed services, as an appraiser or in another capacity, rega period immediately preceding acceptance of this assignment. Those serv	
Additional Comments	
APPRAISER:	SUPERVISORY APPRAISER (only if required):
Simpling 4 Mars	Cignoture
Signature:	Signature: Name:
Date Signed: 05/16/2022	Date Signed:
State Certification #: Cert Res RD3853 or State License #:	State Certification #:
or Other (describe): State #:	
	State:
State: FL	Expiration Date of Certification or License:
State: FL Expiration Date of Certification or License: <u>11/30/2022</u> Effective Date of Appraisal: <u>05/15/2022</u>	

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC		
Property Address: 286 Weathervane Way		
City: Ocoee	State: FL	Zip: 34761
Lender: Wedgewood Inc		· · ·



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: May 15, 2022 Appraised Value: \$ 565,000



STREET SCENE

STREET SCENE



Borrower: Catamount Properties 2018 LLC	File No	D.: 32720406	
Property Address: 286 Weathervane Way	Case	Case No.:	
City: Ocoee	State: FL	Zip: 34761	
Lender: Wedgewood Inc			



Left Side



Right Side

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLCFile No.:32720406Property Address: 286 Weathervane WayCase No.:City: OcoeeState: FLZip: 34761

Lender: Wedgewood Inc



COMPARABLE SALE #1

54 Petey Court Ocoee, FL 34761 Sale Date: s04/22;c03/22 Sale Price: \$ 590,000



COMPARABLE SALE #2

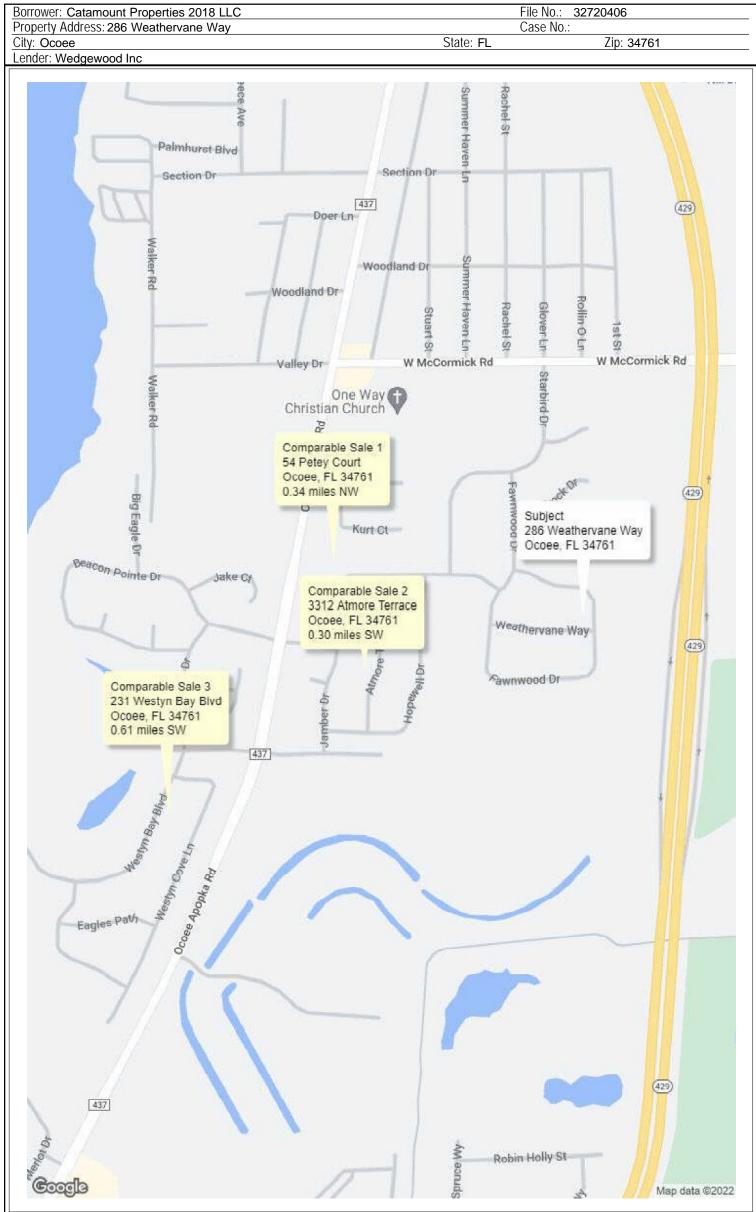
3312 Atmore Terrace Ocoee, FL 34761 Sale Date: s05/22;c03/22 Sale Price: \$ 565,000

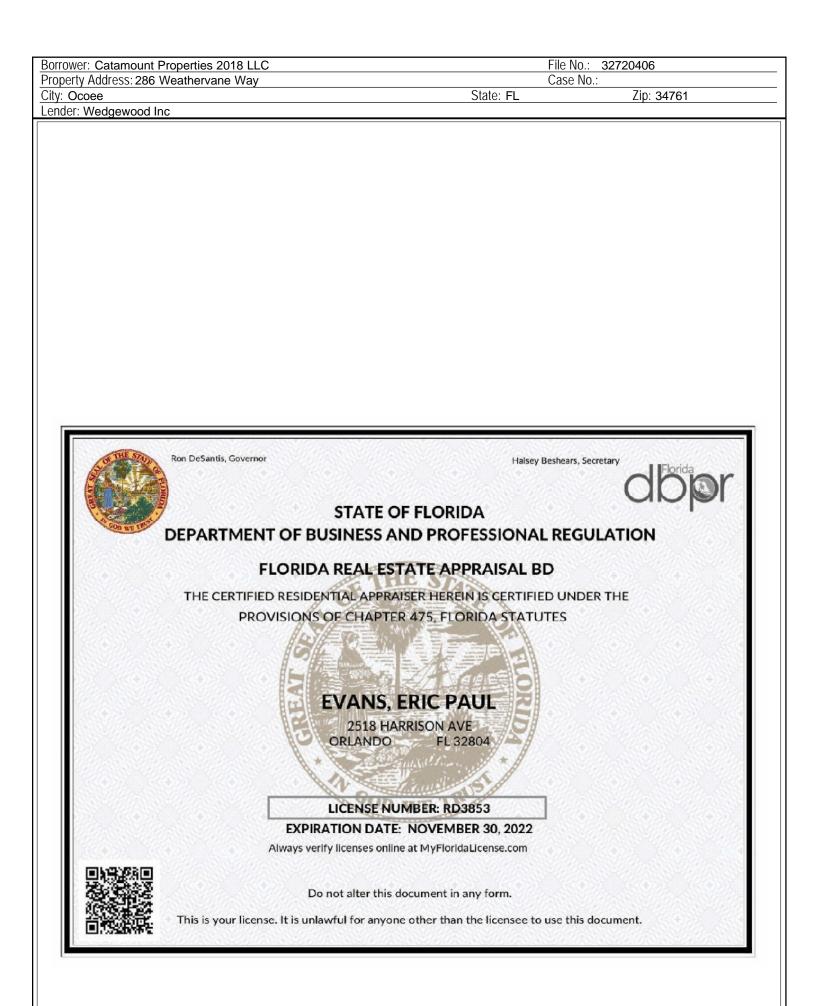


COMPARABLE SALE #3

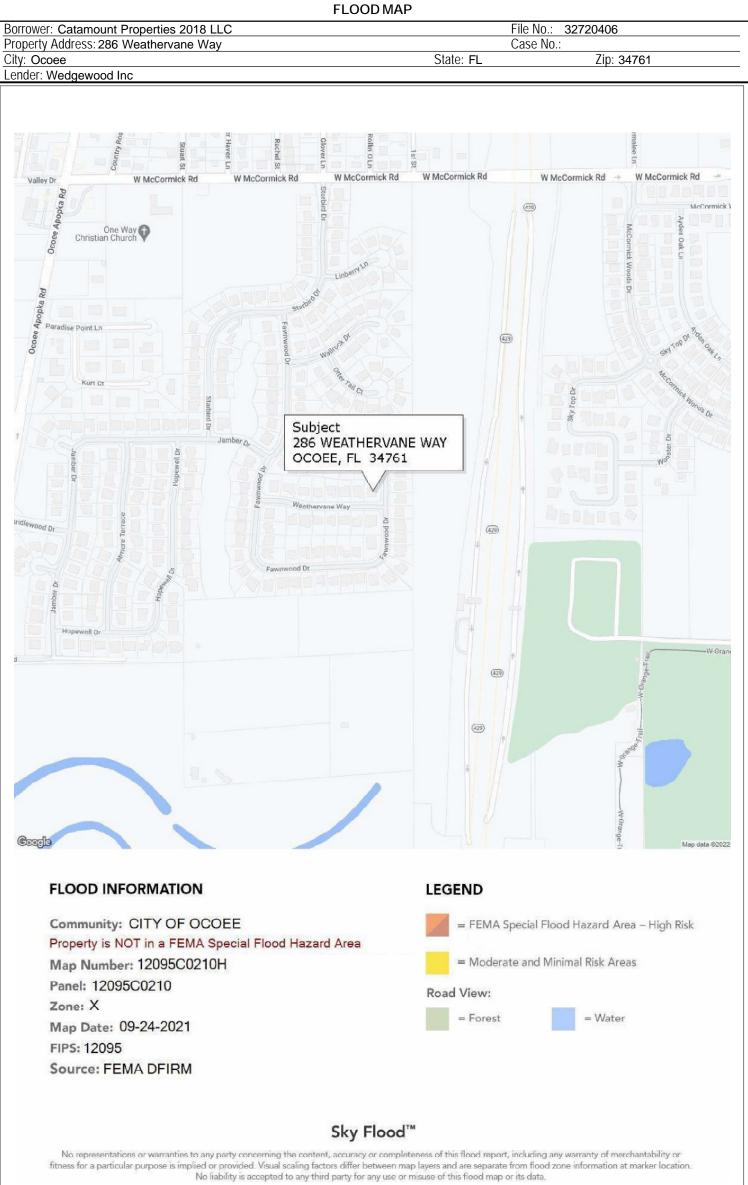
231 Westyn Bay Blvd Ocoee, FL 34761 Sale Date: s12/21;c11/21 Sale Price: \$ 560,000

LOCATION MAP





				~~		
			ANCE COMPAN 8th Floor, New York, NY 10038			
Certificate Number:			026243667-01			
This Certificate forms a part Renewal of Master Policy Nu		Number:	035908521-01 035908521-00			
NOTICE: THIS INSURANCE					JES TO	
CLAIMS FIRST MADE AG COVERAGE EXISTS FOR	CLAIMS FIRST N	ADE AGAINST TH	IE CERTIFICATE HOL	DER AFTER THE END	2007/2014 (C) (2007/2014	
CERTIFICATE PERIOD U						
NOTICE: DEFENSE EXPE STATED IN THE CERTIFI	CATE. PLEASE R	EAD THE ENTIRE	POLICY CAREFULLY.		BILITY	
	39990 (14953) 2020 (2007)	CADEMY OF STAT	CPURCHASING GROU			
	CE	A Delaware Con RTIFICATE DEC	1 CHE 20 CHE			
1. Name and Address of Cer	tificate Holder:	Eric P. Evans ar	A CONTRACTOR OF A CONTRACTOR O			
		Floridian Apprai 2518 Harrison A	wenue			
2. Certificate Period:	Effective Date:	Orlando 12/18/2021	FL to Expiration Date:	Souther and the second s		
		Time at the Address of t	he Certificate Holder shown in			
2a. Retroactive Date:	12/18/2003 12.01 a.m. Standard	Time at the Address of t	he Certificate Holder shown in	item 1. above		
3. Limit of Liability:	11 Propriet Activity	0 each claim 0 aggregate limit		Premium: Surplus Line		
4. Deductible:	\$.	each claim		Stamping Fe Policy Fee: Total Premiu	\$ 43.00	
5. Professional Covered Ser	vices insured by	this policy are: <u>R</u>	EAL ESTATE APPRAIS	AL SERVICES		
6. Advance Certificate Holde	er Premium:	\$760.00	Surplus Stampir	Lines Tax Ig Fee	39.52 0.48	
7. Minimum Earned Premiun	n: 25% or	\$190.00	Risk Pu	rchasing Group Fee	40.00	
Forms and Endorsements: See Attached Forms list			Total:		\$ 80,00	
Agency Name and Address:		Norman-Spense	r Agency, LLC			
		8075 Washingto Dayton, OH 454	n Village Drive			
IT IS HEREBY UNDERSTOOD AN		6 8		TERMS AND CONDITI	ONS AS SET	
FORTH IN THE ATTACHED MAS	TER POLICY,				Contract and a	
	1	151-	7 001	inty: Orange		
	Autho	rized Representati	WD OR			
This insurance is issued pursu	Countersigna	ature (in states who	re applicable) D	ate: November 22, 20 dus lines carriers do n		
protection of the Florida Insura insurer.						
 ● PISP bleated with pdf	Factory trial ve	ersion pdffactor	<u>y.com</u>			



AERIAL MAP

Borrower: Catamount Properties 2018 LLC Property Address: 286 Weathervane Way City: Ocoee Lender: Wedgewood Inc

State: FL

File No.: 32720406 Case No.: Zip: 34761

