

Exterior-Only Inspection Residential Appraisal Report

Loan #50193
File # Property ID 33020915

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.

SUBJECT	Property Address	22010 5th Ave W	City	Bothell	State	WA	Zip Code	98021-8150	
	Borrower	Catamount Properties 2018 LLC	Owner of Public Record	Catamount Properties 2018 LLC	County	Snohomish			
	Legal Description	GREENBRIER DIV. NO. 3 BLK 000 D-00 - LOT 10 SUB ESE PUD & GEN TEL							
	Assessor's Parcel #	004392-000-010-00	Tax Year	2022	R.E. Taxes \$	4,995			
	Neighborhood Name	Greenbrier Div 03	Map Reference	04-27-25SW	Census Tract	0519.32			
	Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD HOA \$	0	<input type="checkbox"/> per year	<input type="checkbox"/> per month	
	Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)							
	Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Servicing							
	Lender/Client	Wedgewood Inc	Address	2015 Manhattan Beach Blvd Suite 100, Redondo, CA 98021					
	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?								<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

CONTRACT	Report data source(s) used, offering price(s), and date(s).	Per NWMLS, there are no known listings of the subject property in the prior 12 months, however, it did transfer sale on 6/13/22 for \$650,000.							
	I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.								
	Contract Price \$	Date of Contract	Is the property seller the owner of public record?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)	MLS, Realist			

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	75 %			
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	3 %			
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	508	Low 0	Multi-Family	5 %			
Neighborhood Boundaries	The subject's neighborhood is defined by the homes that are south and west of Interstate of Interstate 405, east of Cypress Way and north of NE 228th Street SW.			1,820	High 92	Commercial	12 %			
Neighborhood Description	The subject has access to all necessary support facilities. It is located within reasonable proximity to the central business district of Bothell . Adequate public schools are located within reasonable proximity and future marketability is considered satisfactory. Other land use in the area includes park and vacant land. Employment in the region is considered to be stable.			850	Pred. 1	Other	5 %			
Market Conditions (including support for the above conclusions)	The subject's market value is below the predominate value for the subject's neighborhood. Due to the current condition it is considered an underimprovement. However, it is still marketable as demonstrated by Comparable No. 1 and Pending Sale No. 5 which are in similar condition. See Comment Addendum under Market Conditions.									

NEIGHBORHOOD	Dimensions	See Pg. 3 of the Property Profile	Area	7405 sf	Shape	Nearly rectangular	View	N;Res;	
	Specific Zoning Classification	R7200	Zoning Description	Residential - 5 dwellings per acre					
	Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)							
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							The subject's current use as a residential single family residence is physically possible, legally permissible, economically feasible, and maximally productive. See Cmnts.
	Utilities	Public <input checked="" type="checkbox"/> Other (describe) <input type="checkbox"/>	Public <input checked="" type="checkbox"/> Other (describe) <input type="checkbox"/>	Off-site Improvements - Type			Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>		

SITE	Electricity	<input checked="" type="checkbox"/> <input type="checkbox"/>	Water	<input checked="" type="checkbox"/> <input type="checkbox"/>	Street Paved	<input checked="" type="checkbox"/> <input type="checkbox"/>		
	Gas	<input type="checkbox"/> <input type="checkbox"/> None	Sanitary Sewer	<input checked="" type="checkbox"/> <input type="checkbox"/>	Alley None	<input type="checkbox"/> <input type="checkbox"/>		
	FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	53061C1336F	FEMA Map Date	06/19/2020
	Are the utilities and off-site improvements typical for the market area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe						
	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe						

IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property	<input type="checkbox"/> Appraisal Files <input type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner			
	<input checked="" type="checkbox"/> Other (describe)	Contractor			
	Data Source for Gross Living Area	County Records			
	General Description	General Description	Heating/Cooling	Amenities	Car Storage
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 2	<input type="checkbox"/> None
	# of Stories 1	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input type="checkbox"/> Driveway # of Cars 0
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Wd	Driveway Surface Gravel
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Lap/Fair	Fuel Electric	<input checked="" type="checkbox"/> Porch Wood	<input type="checkbox"/> Garage # of Cars 0
	Design (Style) Contemp	Roof Surface Comp/Poor	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Carport # of Cars 1
	Year Built 1972	Gutters & Downspouts Vin/Average	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Metal	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached

Effective Age (Yrs)	25	Window Type	Vinyl/Average	<input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Other (describe)
Appliances	<input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)			
Finished area above grade contains:	5 Rooms	2 Bedrooms	1.0 Bath(s)	864	Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.)	Subject sits on a corner lot with a fenced backyard.				

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.).	C6;he subject is a 50 year old home in fair/poor condition. According to UAD guidelines, the condition is consistent with a C6 rating. It is unknown if the home has CO/Smoke detectors in the home, if the water heater is double strapped or if the utilities were on and functioning at the time of inspection. The subject was being remodeled/updated.				
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, describe.	The roof appears to be at the end of its economic life, the front porch and back stairs are missing/in poor condition. It appears many of the appliances and fixtures have been removed are were in the yard at the time of inspection.				
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe.				
The subject is in inferior condition to the surrounding homes.					

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There are 8 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 699,000 to \$ 1,150,000		There are 49 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 602,000 to \$ 1,350,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	22010 5th Ave W Bothell, WA 98021-8150	22020 5th Ave W Bothell, WA 98021-8150	22028 5th Ave W Bothell, WA 98021-8150	610 219th PI SW Bothell, WA 98021-8154	
Proximity to Subject		0.02 miles S	0.04 miles S	0.07 miles NW	
Sale Price	\$	\$ 660,000	\$ 830,000	\$ 897,000	
Sale Price/Gross Liv. Area	\$ 1290.51 sq.ft.	\$ 632.18 sq.ft.	\$ 764.27 sq.ft.	\$ 934.38 sq.ft.	
Data Source(s)		NWMLS #1911467;DOM 4	NWMLS #1931233;DOM 19	NWMLS #1923411;DOM 5	
Verification Source(s)		Doc #202205120657/Realist	Doc #	Doc #202206060552/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Seller;0		ArmLth Conv;0	
Date of Sale/Time		s05/22;c04/22	0	s06/22;c05/22	0
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	7405 sf	7841 sf	0	7841 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Contemp	DT1;Contemp		DT1;Contemp	
Quality of Construction	Q4	Q4		Q4	
Actual Age	50	50		50	
Condition	C6	C6		C3	-126,000
Above Grade					
Room Count	Total Bdrms. Baths 5 2 1.0	Total Bdrms. Baths 5 2 1.0		Total Bdrms. Baths 6 3 2.0	0
Gross Living Area	864 sq.ft.	1,044 sq.ft.	-24,300	1,086 sq.ft.	-29,970
Basement & Finished Rooms Below Grade	864sf864sfin 1rr2br1.0ba1o	276sf276sfwo 1rr0br0.1ba0o	+41,000	539sf539sfin 1rr0br0.1ba0o	+23,000
Functional Utility	Typical	Typical		Typical	
Heating/Cooling	FWA/None	FWA/HtPmp	-5,000	FWA/HtPmp	-5,000
Energy Efficient Items	None	None		Windows	-10,000
Garage/Carport	1cp	2ga2dw	-22,000	2ga2dw	-22,000
Porch/Patio/Deck	Porch,Deck	Similar	0	Similar	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,300		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -169,970	
Adjusted Sale Price of Comparables		Net Adj. 1.6 % Gross Adj. 14.0 % \$ 649,700		Net Adj. 20.5 % Gross Adj. 26.0 % \$ 660,030	Net Adj. 18.1 % Gross Adj. 20.3 % \$ 734,700

SALES COMPARISON APPROACH

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

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

Data Source(s) Realist

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) Realist

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	06/13/2022			
Price of Prior Sale/Transfer	\$650,000			
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	08/04/2022	08/04/2022	08/04/2022	08/04/2022

Analysis of prior sale or transfer history of the subject property and comparable sales Transferred on 06/13/2022 for \$650,000. It transferred from Sound Acquisitions LLC to Catamount Properties 2018 LLC and was a Warranty Deed (Document #202206130532). The subject has not had any other transfers in the past three years nor have there been no other sales of the Comparables in the last year according to Realist and MLS.

Summary of Sales Comparison Approach SEE THE ATTACHED ADDENDUM FOR COMMENTS ON THE SALES COMPARISON

Indicated Value by Sales Comparison Approach \$ 650,000

Indicated Value by: Sales Comparison Approach \$ 650,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

The Sales Comparison Approach is given the most weight because of its reflection of the buyers and sellers actions in this market. The Income Approach is not considered since few houses in this area are rented and a reliable GRM could not be produced. However, a rental survey opined monthly rent of \$3,200. See Comment Addendum.

RECONCILIATION

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. The subject is appraised "As Is" and is not subject to any repairs, alterations, or further inspections. A title report was not furnished as part of this report. No personal property was included in this valuation. 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 \$ 650,000 , as of 07/06/2022 , which is the date of inspection and the effective date of this appraisal.

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	FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
	Address	22010 5th Ave W Bothell, WA 98021-8150	1727 Locust Way Lynnwood, WA 98036-9018			22914 2nd Ave SE Bothell, WA 98021-8702					
	Proximity to Subject		0.78 miles W			0.78 miles SE					
	Sale Price	\$	\$ 715,000			\$ 685,000			\$		
	Sale Price/Gross Liv. Area	\$ 1290.51 sq.ft.	\$ 751.05 sq.ft.			\$ 494.58 sq.ft.			\$ sq.ft.		
	Data Source(s)		NWMLS #1916725;DOM 4			NWMLS #1957403;DOM 10					
	Verification Source(s)		Realist			Realist					
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
	Sales or Financing Concessions		ArmLth Conv;0			Listing					
	Date of Sale/Time		s05/22;c04/22			c07/22	0				
	Location	N;Res;	N;Res;			N;Res;					
	Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
	Site	7405 sf	8276 sf	0		28750 sf	-21,000				
	View	N;Res;	N;Res;			N;Res;					
	Design (Style)	DT1;Contemp	DT1;Rambler	0		DT1;Ranch	0				
	Quality of Construction	Q4	Q4			Q4					
	Actual Age	50	62	0		59	0				
	Condition	C6	C3	-107,000		C6					
	Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
	Room Count	5 2 1.0	6 3 2.0	0		6 3 1.0	0				
	Gross Living Area	864 sq.ft.	952 sq.ft.	0		1,385 sq.ft.	-70,335		sq.ft.		
	Basement & Finished Rooms Below Grade	864sf864sfin 1rr2br1.0ba1o	0sf	+60,000		0sf	+60,000				
	Functional Utility	Typical	Typical			Typical					
	Heating/Cooling	FWA/None	FWA/None			FWA/None					
	Energy Efficient Items	None	None			None					
	Garage/Carport	1cp	1cp			2ga2dw	-22,000				
	Porch/Patio/Deck	Porch,Deck	Similar	0		Similar	0				
	Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -47,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -53,335		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
	Adjusted Sale Price of Comparables		Net Adj. 6.6%	\$ 668,000		Net Adj. 7.8%	\$ 631,665		Net Adj. %	\$	
			Gross Adj. 23.4%			Gross Adj. 25.3%			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 # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6						
	Date of Prior Sale/Transfer	06/13/2022									
	Price of Prior Sale/Transfer	\$650,000									
	Data Source(s)	Realist	Realist	Realist							
	Effective Date of Data Source(s)	08/04/2022	08/04/2022	08/04/2022							
	Analysis of prior sale or transfer history of the subject property and comparable sales			See Analysis on Page 2.							
	Analysis/Comments See Analysis/Comments on Page 2.										

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

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ADDITIONAL COMMENTS

The appraiser is not a home inspector and the appraisal is not a home inspection. The appraisal report can not be relied upon to disclose hidden defects that are not visible from a visual observation of the surfaces of the subjects improvements from a standing height. This appraisal report does not guarantee that the subject property is free of undetected problems, defects or environmental hazards that could exist.

Living area is defined as legal, finished, permanently heated living space contiguous with other living areas and regarded by typical purchaser as being habitable and having utility. While reasonable care, if measured or based on blueprints, the gross living area shown in the appraisal report should be considered an approximation and not guaranteed.

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 the stated scope of work, purpose of the appraisal, reporting requirement of this appraisal report form and definition of value as defined in the report. No additional users are identified by the appraiser.

Appraisal AMC# - Washington

AMC Registration # for ClearCapital.com, Inc: AMC - 3000004

The appraisers address stated on the appraisal is a corporate and not the appraisers actual physical office. The appraiser resides in Woodinville, Washington.

The appraiser is an hourly employee of Clario Appraisal Network and received no appraisal fee for the assignment.

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

The Appraiser has prepared this Appraisal in full compliance with applicable Appraiser Independence Requirements and has not performed, participated in, or been associated with any activity in violation of those requirements. No Employee, Director, Officer, or Agent of the Lender, or any other third party acting as a Joint Venture Partner, Independent Contractor, Appraisal Management Company, or Partner on behalf of the Lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the Intended User, Borrower, or Designated Contact to make an appointment to enter the Property. I agree to immediately report any unauthorized contacts either personally, by phone or electronically to the appropriate parties.

COST APPROACH

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)		The estimated opinion of site value is based on a limited inventory of land sales/listings and the residual/abstraction method, which are included in this report. The land to improvement ratio is over 30% however it is typical for the subject's market area.	
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$ 375,000
Source of cost data	DWELLING	Sq.Ft. @ \$	=\$
Quality rating from cost service	Effective date of cost data	Sq.Ft. @ \$	=\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			=\$
The Cost Approach is not a valuable indicator of value for the subject property due to the age of the improvements and has not been developed as part of this assignment.	Garage/Carport	Sq.Ft. @ \$	=\$
	Total Estimate of Cost-New		=\$
	Less Physical	Functional	External
	Depreciation		= \$()
	Depreciated Cost of Improvements		=\$
	"As-is" Value of Site Improvements		=\$
Estimated Remaining Economic Life (HUD and VA only)	Years	INDICATED VALUE BY COST APPROACH	=\$

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)		The Income Approach is not considered an applicable approach to value since few houses in the area are rented and a reliable GRM could not be produced.	

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion

Does the project contain any multi-dwelling units? Yes No Data Source(s)

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

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

Describe common elements and recreational facilities.

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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 concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

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

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

Exterior-Only Inspection Residential Appraisal Report

Loan #50193
File # Property ID 33020915

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

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

Exterior-Only Inspection Residential Appraisal Report

Loan #50193
File # Property ID 33020915

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

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

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

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


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

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

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

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

APPRAISER

Signature 
Name Doug Mocherman
Company Name Clario Appraisal Network
Company Address 300 East 2nd Street, Suite 1405
Reno, NV 89501
Telephone Number (206) 571-9000
Email Address doug.mocherman@clarioappraisal.com
Date of Signature and Report 08/05/2022
Effective Date of Appraisal 07/06/2022
State Certification # 1701379
or State License # _____
or Other (describe) _____ State # _____
State WA
Expiration Date of Certification or License 02/08/2024

ADDRESS OF PROPERTY APPRAISED

22010 5th Ave W
Bothell, WA 98021-8150
APPRAISED VALUE OF SUBJECT PROPERTY \$ 650,000

LENDER/CLIENT

Name Clear Capital
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd Suite 100,
Redondo, CA 98021
Email Address _____

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 exterior of subject property
 Did inspect exterior of subject property from street
Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
Date of Inspection _____

Comment Addendum

File No. Property ID 33020915

Borrower	Catamount Properties 2018 LLC						
Property Address	22010 5th Ave W						
City	Bothell	County	Snohomish	State	WA	Zip Code	98021-8150
Lender/Client	Wedgewood Inc						

MARKET CONDITIONS: Early 2020 activity was slow, Covid-19 virus outbreak affected market activity as communities were asked to shelter in place. Real estate community has taken measures to reopen for business with virtual tours, monitored showings on listings. 2021 there appeared to be a sense of pent up demand from local and new out of state buyers, multiple offers, over list sales which continued into early 2022. However, the rate of appreciation appears to be slowing. Although, inventory rates are still low, they are increasing and with recent rate hikes and the speculation of additional rate hikes the market is vulnerable to change.

NEIGHBORHOOD: "Other" consists of 5% designated city park and open areas.

SALES COMPARISON (Scope): A thorough search was made to find the most comparable properties to the subject which have sold recently. The sources of information utilized include Northwest Multiple Listing Service's Locator System, county assessors records, and conversations with persons familiar with the local real estate market. The subject's market area was searched for similar and competing style homes. However, the subject is a dated home in C6 condition. A specific search for homes in similar condition revealed Comparables No. 1 and Pending Sale No. 5. The comparables utilized in the report are the best market data available.

Adjustments were necessary to equate the differences in the comparable properties. The specific methodology used to derive adjustments, which are rounded to the nearest \$1,000, is as follows:

Date of Sale/Time: The median price in the subject's market area, based on the 1004 MC, has been increasing over the past year. However, over the past several months, inventory and interest rates have experienced increases in the subject's market area. Although the data on the 1004mc indicates increases over the past year, the market appears to be changing and currently considered stable.

Location, Site & View: Location and view adjustments are made as a percentage of sale price and site adjustments are made on a \$/sf basis. For differences in site size over 5,000 sf and adjustment of \$1.00 per/sf is applied. These adjustments are supported by analysis of land data in the subject's market area as well as measuring buyer's reaction towards site differences in improved properties through regression analysis retained in the work file.

Age: Differences in age are accounted for under condition and are based upon the market reaction towards age/condition differences and account for updating, remodeling, renovating, etc. of a home.

Condition: The adjustments for condition are based on the market reflection of the differences in condition between the comparables and the subject. The condition ratings are based in part by listing agent comments, listing photos, and also on the exterior condition of the homes. Adjustments are made at 15% based on crude paired sales analysis when comparing fixer and updated homes.

Above Grade Room Count: Comparable data does not support consistent adjustments for differences in bedrooms and bathrooms above grade. Differences are partially accounted for under the GLA adjustment and are also considered in the reconciliation of market value; those comparables that are most similar in total bedroom and bathroom count are given additional weight. UAD guidelines stipulate that a 3/4 bath be counted as a full bath.

GLA: Gross Living Area (GLA) adjustments are made at the market reflection of \$135 per square foot for differences greater than 100 square feet. The adjustment is based on depreciated costs which are included in this report.

Basement: Basement adjustments are made at \$35 per square foot difference in total basement area and an additional \$35 per square foot of finished basement area. Basement adjustments are only made when the difference is greater than 100 square feet. UAD guidelines stipulate that a 3/4 bath be counted as a full bath. Comparable data does not support consistent adjustments for differences in basement bedrooms and bathrooms. Differences are partially accounted for under the finished basement square footage adjustment and are also considered in the reconciliation of market value; those comparables that are most similar in total bedroom and bathroom count are given additional weight.

Comment Addendum

File No. Property ID 33020915

Borrower	Catamount Properties 2018 LLC						
Property Address	22010 5th Ave W						
City	Bothell	County	Snohomish	State	WA	Zip Code	98021-8150
Lender/Client	Wedgewood Inc						

Porch/Patio/Deck & Other: The subject and all comparables have various amenities / combination of amenities. It is not necessary nor is it always possible to adjust each of these amenities individually. Rather the aggregate of amenities has been viewed holistically and have been taken into consideration in the final reconciliation of value.

Reconciliation: All of the closed comparables are located within the subject's general market area and contain significant similarities to the subject which support the opinion of market value stated in this appraisal report. Each of the comparables were individually analyzed and weighted according to the overall adjustments required, proximity, and date of sale. The adjusted prices of the closed comparables range from \$649,700 to \$734,700. The adjusted range is larger than typical and the subject is reconciled at the lower end due to its condition. Comparable No. 1 is the most similar in condition and proximity and is given the most consideration. Comparables No. 2, No. 3 and No 4 are all in C3 condition and given less consideration. Pending Listing No. 5 is also in poor condition and considered a reasonable substitute for the subject. However, it is given significantly less consideration since it has not closed. In addition, the subject's recent sale is taken into consideration.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

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

Market Conditions Addendum to the Appraisal Report

Loan #50193
File No. Property ID 33020915

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 **22010 5th Ave W** City **Bothell** State **WA** ZIP Code **98021-8150**

Borrower **Catamount Properties 2018 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)	22	13	14	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.67	4.33	4.67	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	0	8	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.0	0.0	1.7	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" 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	\$816,275	\$960,000	\$917,500	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	5	5	5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	N/A	N/A	\$872,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	N/A	N/A	44	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	111%	120%	104%	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" 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 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.). **An analysis was performed on 49 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to have seller concessions.**

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).
An analysis was performed on 49 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information. **Information reported in the NWMLS system (using an effective date of 07/06/2022) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.**

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.
An analysis was performed on 49 competing sales over the past 12 months. The sales within this group had a median sale price of \$875,000. This analysis shows a change of +2.8% per month. Based on all sales in this same group, there is a 2.0 month supply. This analysis shows a change of +56.1% per month. These sales had a median DOM of 5. This analysis shows a change of -2.1% per month.

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

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

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

Signature 	Signature
Appraiser Name Doug Mocherman	Supervisory Appraiser Name
Company Name Clario Appraisal Network	Company Name
Company Address 300 East 2nd Street, Suite 1405, Reno, NV 89501	Company Address
State License/Certification # 1701379 State WA	State License/Certification # State
Email Address doug.mocherman@clarioappraisal.com	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

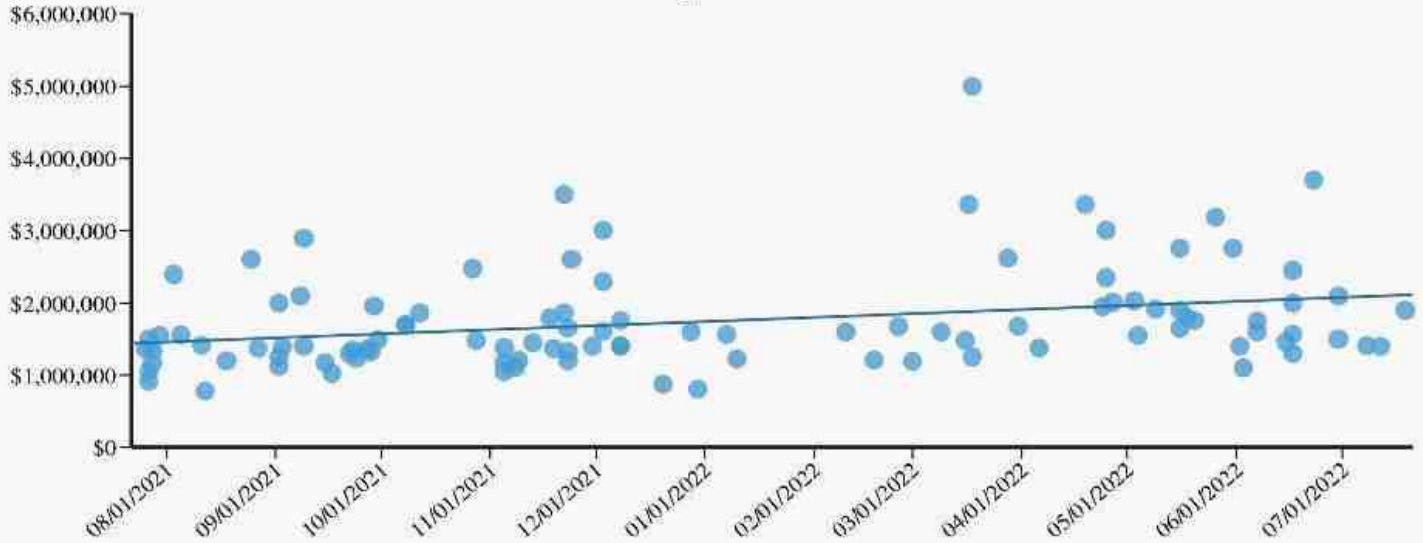
APPRAISER

Marketing Conditions

● Competing Med Sale \$

Total: \$1,550,000 $y = 1859.19x + 1437954.50$
 Simple Regression Per Month: +3.9%

Date Range: 7/22/2021 - 7/21/2022

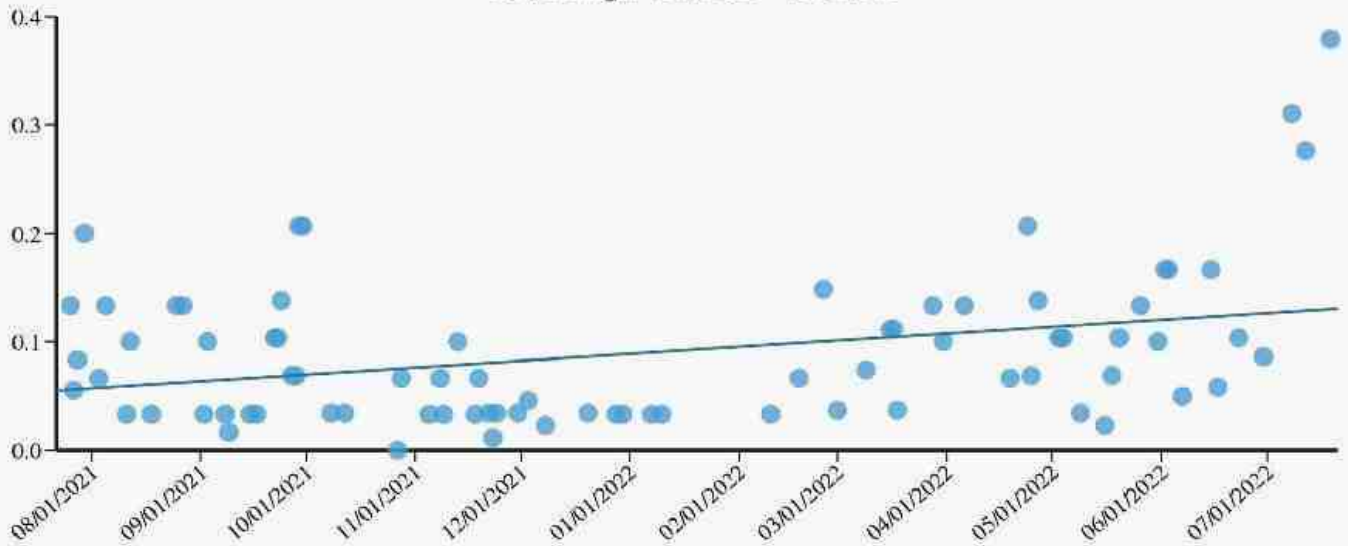


Median \$

● Competing Housing Supply (Months of)

Total: 1.3 $y = 0.0002x + 0.06$
 Simple Regression Per Month: +11.4%

Date Range: 7/22/2021 - 7/21/2022

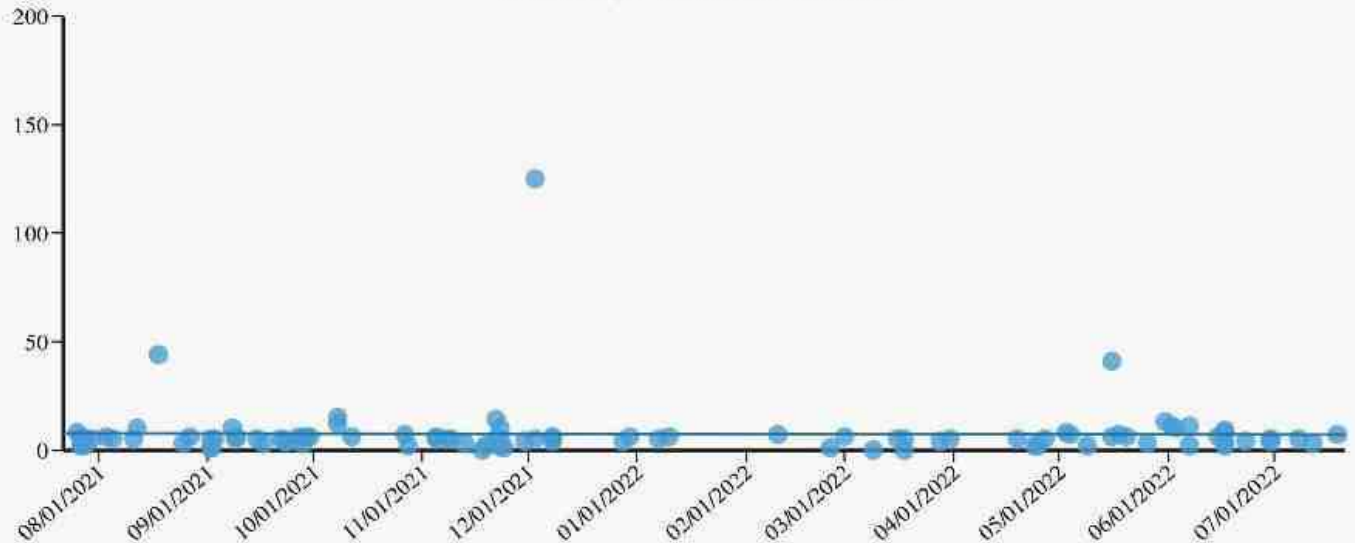


Housing Supply

● Competing Med DOM (Sales)

Total: 5 $y = -0.0018x + 7.57$
 Simple Regression Per Month: +0.7%

Date Range: 7/22/2021 - 7/21/2022



Sales DOM

Property Profile Pg. 1

Borrower	Catamount Properties 2018 LLC				
Property Address	22010 5th Ave W				
City	Bothell	County	Snohomish	State	WA
				Zip Code	98021-8150
Lender/Client	Wedgewood Inc				

22010 5th Ave W, Bothell, WA 98021-8150, Snohomish County

APN: 004392-000-010-00 CLIP: 3483731021

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	4	2	N/A	\$650,000	06/08/2022
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,728	7,405	1972	SFR	

OWNER INFORMATION			
Owner Name (LN FN)	Catamount Properties 2018 LLC	Tax Billing Zip	90278
Tax Billing Address	2015 Manhattan Beach Blvd #100	Tax Billing Zip+4	1230
Tax Billing City & State	Redondo Beach, CA	Owner Occupied	No

LOCATION INFORMATION			
Zip Code	98021	Neighborhood Code	3610002-3610002
Subdivision	Greenbrier Div 03	Carrier Route	C020
School District Name	Northshore	Zoning	R7200
School District Code	417	Range/Township/Section/Quarter	04-27-25SW
Census Tract	519.32	Street Type	Blacktop

TAX INFORMATION			
Tax-ID	004392-000-010-00	% Improved	18%
Alt. Tax-ID	439200-0-010-00-06	Tax Area	0906
Parcel ID	00439200001000		
Legal Description	GREENBRIER DIV. NO. 3 BLK 000 D-00 - LOT 10 SUB ESE PUD & GE N TEL		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Assessed Value - Total	\$426,600	\$426,600	\$393,000
Assessed Value - Land	\$351,000	\$351,000	\$317,000
Assessed Value - Improved	\$75,600	\$75,600	\$76,000
Market Value - Total	\$426,600	\$426,600	\$393,000
Market Value - Land	\$351,000	\$351,000	\$317,000
Market Value - Improved	\$75,600	\$75,600	\$76,000
YOY Assessed Change (\$)	\$0	\$33,600	
YOY Assessed Change (%)	0%	8.55%	
Total Tax	Tax Year	Change (\$)	Change (%)
\$4,132	2020		
\$4,492	2021	\$360	8.71%
\$4,995	2022	\$502	11.18%

CHARACTERISTICS			
Lot Acres	0.17	Sewer	Type Unknown
Lot Area	7,405	Heat Type	Forced Air
Land Use	SFR	Patio Type	Wood Deck
County Land Use	Single Fam Res	Patio/Deck 1 Area	80
Style	Split Foyer	Garage Type	Carport
Year Built	1972	Parking Type	Carport
Total Living Sq Ft	1,728	Carport Area	288
Above Grnd Sq Ft	1,728	Roof Type	Gable
Gross Area	2,016	Roof Material	Composition Shingle
Ground Floor Sq Ft	864	Roof Shape	Gable
Basement Type	Crawl	Construction	Wood
Bedrooms	4	Interior Wall	Drywall
Total Baths	2	Exterior	Single Siding
Full Baths	2	Floor Cover	Carpet
Condition	Fair	Foundation	Concrete
Quality	Average	Topography	Open Space
Water Source	Type Unknown		

SELL SCORE

Property Profile Pg. 2

Borrower	Catamount Properties 2018 LLC			
Property Address	22010 5th Ave W			
City	Bothell	County	Snohomish	State
Lender/Client	Wedgewood Inc	WA	Zip Code	98021-8150

Rating	Low	Value As Of	2022-07-31 05:20:19
Sell Score	486		

ESTIMATED VALUE

RealAVM™	\$783,100	Confidence Score	65
RealAVM™ Range	\$689,800 - \$876,400	Forecast Standard Deviation	12
Value As Of	07/26/2022		

(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.

LAST MARKET SALE & SALES HISTORY

Recording Date	06/13/2022	Auditor No	202206130532
Settle Date	06/08/2022	Deed Type	Warranty Deed
Sale Price	\$650,000	Owner Name (LN FN)	Catamount Properties 2018 LLC
Price Per Square Feet	\$376.16	Seller Name (LN FN)	Sound Acquisitions LLC

Recording Date	06/13/2022	11/17/2005	11/17/2005
Sale/Settlement Date	06/08/2022	11/16/2005	11/10/2005
Sale Price	\$650,000	\$116,012	\$21,100
Nominal			Y
Buyer Name	Catamount Properties 2018 LLC	Axelsen Charyl D	Darnbrough Brenda D
Buyer Name 2		Darnbrough Brenda K	Steefes
Seller Name	Sound Acquisitions LLC	Axelsen Charyl D	Darnbrough Donald W
Auditor No	202206130532	200511170310	200511170309
Hist. Document No.	188164	100362	100361
Document Type	Warranty Deed	Quit Claim Deed	Quit Claim Deed
			Warranty Deed

MORTGAGE HISTORY

Mortgage Date	05/12/2022	03/23/2007	03/23/2007	12/06/2005	11/17/2005
Mortgage Amount	\$364,500	\$457,500	\$1	\$169,000	\$265,100
Mortgage Lender	* Other Institutional Lenders	Seattle Mtg Co	Hud-Housing/Urban Dev	World Svgs Bk Fsb	First Horizon Hm Ln Corp
Mortgage Type		Fha	Fha	Conventional	Conventional
Mortgage Date	08/02/2005		02/25/2005		12/08/2003
Mortgage Amount	\$15,436		\$135,316		\$111,198
Mortgage Lender	Citifinancial Inc		Citifinancial Inc		Citifinancial Inc
Mortgage Type	Conventional		Conventional		Conventional

FORECLOSURE HISTORY

Document Type	Lis Pendens
Foreclosure Filing Date	02/01/2016
Recording Date	02/05/2016
Document Number	201602050474
Original Doc Date	03/23/2007
Original Document Number	200703230086
Lien Type	Mtg

Property Profile Pg. 3

Borrower	Catamount Properties 2018 LLC						
Property Address	22010 5th Ave W						
City	Bothell	County	Snohomish	State	WA	Zip Code	98021-8150
Lender/Client	Wedgewood Inc						



Subject Photo Page

Borrower	Catamount Properties 2018 LLC						
Property Address	22010 5th Ave W						
City	Bothell	County	Snohomish	State	WA	Zip Code	98021-8150
Lender/Client	Wedgewood Inc						



Subject Front

22010 5th Ave W

Sales Price

G.L.A. 864

Tot. Rooms 5

Tot. Bedrms. 2

Tot. Bathrms. 1.0

Location N;Res;

View N;Res;

Site 7405 sf

Quality Q4

Age 50



Subject Rear



Subject Street

Photograph Addendum

Borrower	Catamount Properties 2018 LLC						
Property Address	22010 5th Ave W						
City	Bothell	County	Snohomish	State	WA	Zip Code	98021-8150
Lender/Client	Wedgewood Inc						



Additional Front



Side

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	22010 5th Ave W				
City	Bothell	County	Snohomish	State	WA
Lender/Client	Wedgewood Inc			Zip Code	98021-8150



Comparable 1

22020 5th Ave W
 Prox. to Subj. 0.02 miles S
 Sales Price 660,000
 G.L.A. 1,044
 Tot. Rooms 5
 Tot. Bedrms. 2
 Tot. Bathrms. 1.0
 Location N;Res;
 View N;Res;
 Site 7841 sf
 Quality Q4
 Age 50



Comparable 2

22028 5th Ave W
 Prox. to Subj. 0.04 miles S
 Sales Price 830,000
 G.L.A. 1,086
 Tot. Rooms 6
 Tot. Bedrms. 3
 Tot. Bathrms. 2.0
 Location N;Res;
 View N;Res;
 Site 7841 sf
 Quality Q4
 Age 50



Comparable 3

610 219th PI SW
 Prox. to Subj. 0.07 miles NW
 Sales Price 897,000
 G.L.A. 960
 Tot. Rooms 5
 Tot. Bedrms. 2
 Tot. Bathrms. 2.0
 Location N;Res;
 View N;Res;
 Site 7405 sf
 Quality Q4
 Age 50

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	22010 5th Ave W				
City	Bothell	County	Snohomish	State	WA
Lender/Client	Wedgewood Inc			Zip Code	98021-8150



Comparable 4

1727 Locust Way
 Prox. to Subj. 0.78 miles W
 Sales Price 715,000
 G.L.A. 952
 Tot. Rooms 6
 Tot. Bedrms. 3
 Tot. Bathrms. 2.0
 Location N;Res;
 View N;Res;
 Site 8276 sf
 Quality Q4
 Age 62



Comparable 5

22914 2nd Ave SE
 Prox. to Subj. 0.78 miles SE
 Sales Price 685,000
 G.L.A. 1,385
 Tot. Rooms 6
 Tot. Bedrms. 3
 Tot. Bathrms. 1.0
 Location N;Res;
 View N;Res;
 Site 28750 sf
 Quality Q4
 Age 59

Prox. to Subj.
 Sales Price
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms.
 Location
 View
 Site
 Quality
 Age

Plat Map

Borrower	Catamount Properties 2018 LLC			
Property Address	22010 5th Ave W			
City	Bothell	County Snohomish	State WA	Zip Code 98021-8150
Lender/Client	Wedgewood Inc			



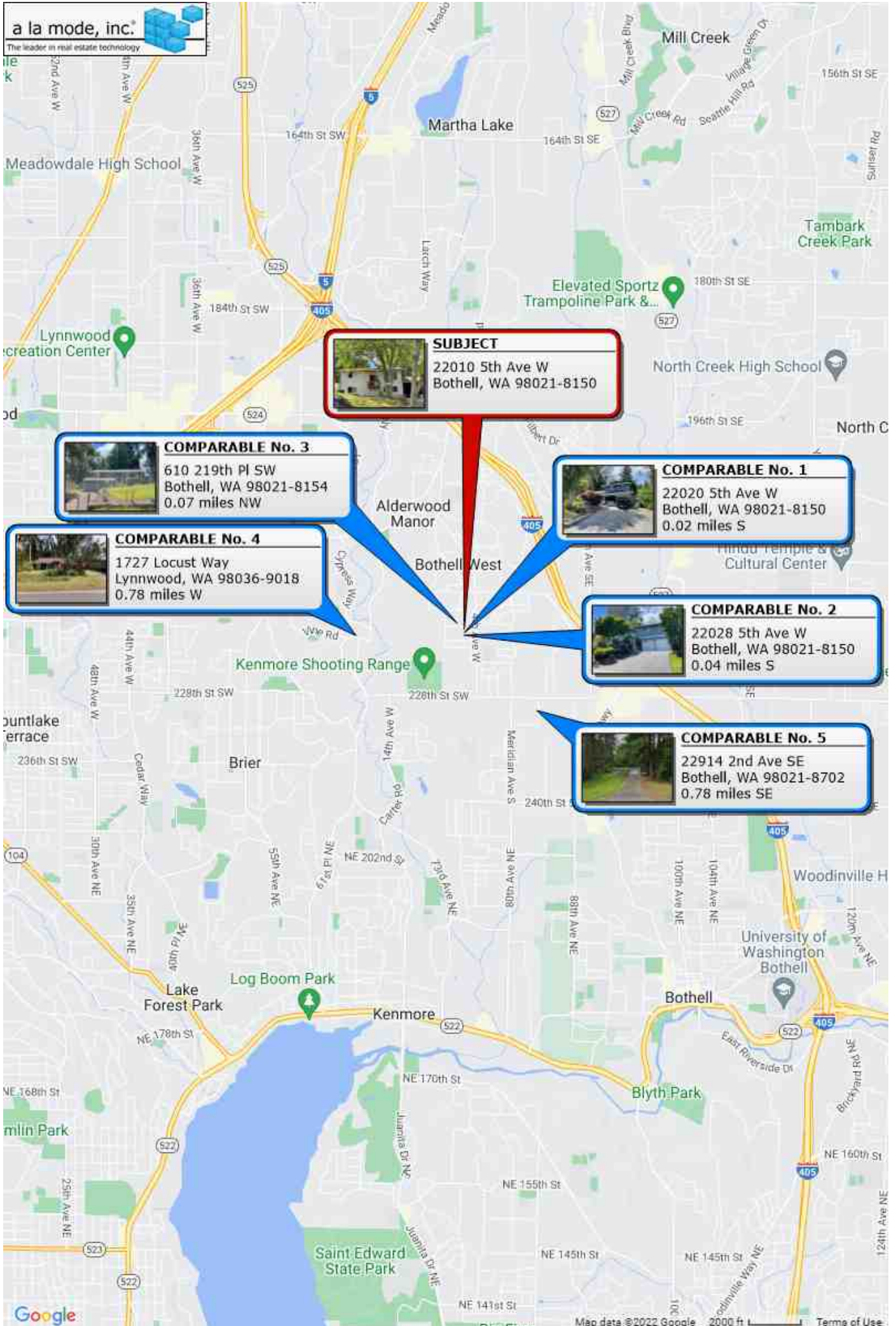
Subject Aerial Map

Borrower	Catamount Properties 2018 LLC						
Property Address	22010 5th Ave W						
City	Bothell	County	Snohomish	State	WA	Zip Code	98021-8150
Lender/Client	Wedgewood Inc						



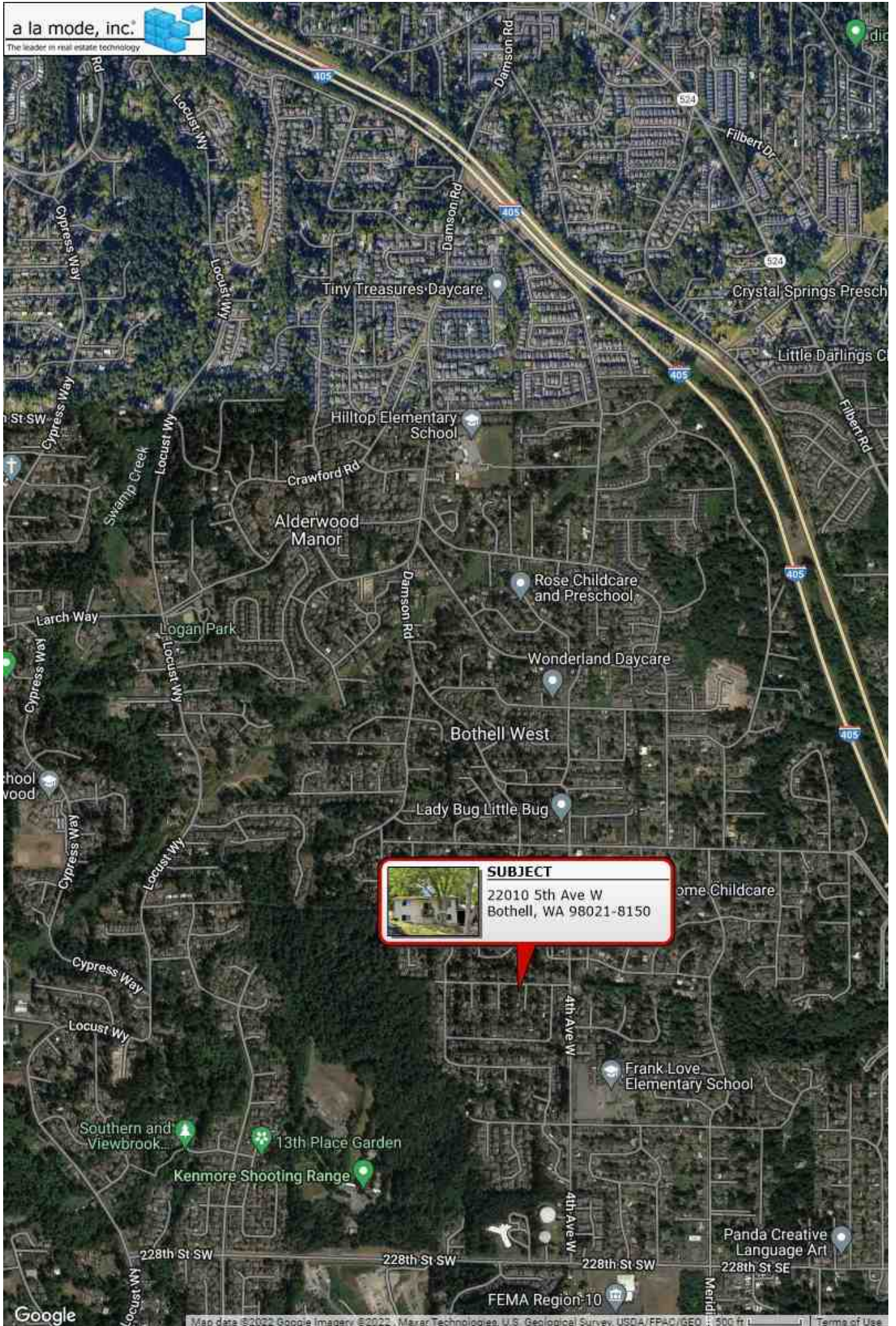
Location Map

Borrower	Catamount Properties 2018 LLC			
Property Address	22010 5th Ave W			
City	Bothell	County Snohomish	State WA	Zip Code 98021-8150
Lender/Client	Wedgewood Inc			



Neighborhood Aerial Map

Borrower	Catamount Properties 2018 LLC						
Property Address	22010 5th Ave W						
City	Bothell	County	Snohomish	State	WA	Zip Code	98021-8150
Lender/Client	Wedgewood Inc						



E&O Insurance

Borrower	Catamount Properties 2018 LLC			
Property Address	22010 5th Ave W			
City	Bothell	County	Snohomish	State
Lender/Client	Wedgewood Inc		WA	Zip Code
				98021-8150



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/11/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Assurance, a Marsh & McLennan Agency LLC company 20 N Martingale Road Suite 100 Schaumburg IL 60173	CONTACT NAME: Fiona Chen PHONE (A/C, No, Ext): 312-625-5592 FAX (A/C, No): (847) 440-9123 E-MAIL ADDRESS: fchen@assuranceagency.com														
INSURED: ClearCapital.com, Inc. ClearCapital Holdings, Inc. 300 E 2nd Street Suite 1405 Reno NV 89501	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: AXA Insurance Company</td> <td>31127</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: AXA Insurance Company	31127	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES **CERTIFICATE NUMBER:** 657417962 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INRD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS								
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRG-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ \$								
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$								
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$								
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PER STATUTE</td> <td style="width: 50%;">OTHER</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$</td> </tr> </table>	PER STATUTE	OTHER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
PER STATUTE	OTHER													
E.L. EACH ACCIDENT	\$													
E.L. DISEASE - EA EMPLOYEE	\$													
E.L. DISEASE - POLICY LIMIT	\$													
A	Professional Liability		MPP9044163	10/18/2021	10/18/2022	Claim/Aggregate \$5,000,000								

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: PROOF OF INSURANCE

It is agreed that the following is an Additional Insured, when required by written contract, on the Professional Liability policy.

CERTIFICATE HOLDER Clario Appraisal Network, Inc. PROOF OF INSURANCE	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

Certification

Borrower	Catamount Properties 2018 LLC						
Property Address	22010 5th Ave W						
City	Bothell	County	Snohomish	State	WA	Zip Code	98021-8150
Lender/Client	Wedgewood Inc						

STATE OF WASHINGTON
DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION
THIS CERTIFIES THAT THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER
Supervisor

DOUGLAS J MOCHERMAN
17082 140th Ct NE
Woodinville WA 98072-9208

1701379 12/07/2000 02/08/2024
License Number Issue Date Expiration Date

Teresa Berntsen
Teresa Berntsen, Director