

Exterior-Only Inspection Residential Appraisal Report

52617

File # 33950111

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 251 Panorama Dr	City Benicia	State CA	Zip Code 94510
Borrower Catamount Properties 2018 LLC	Owner of Public Record Hull Robert N and Hull Sandra L	County Solano	
Legal Description SOUTHAMPTON 11 SUB BK-PG 28-69 LOT 313			
Assessor's Parcel # 0087-361-040	Tax Year 2022	R.E. Taxes \$ 1,630	
Neighborhood Name SOUTHAMPTON	Map Reference 551-B2	Census Tract 2521.06	
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 Beach, CA 90278	
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s). DOM 73;The subject was offered for sale on 12/02/2022 for \$735,000, per MAXEBRD #BA322101985.			
The most recent list price is \$735,000 and the subject is now under contract with a contract date of 02/13/2023.			

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 type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) _____
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, report the total dollar amount and describe the items to be paid.

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

Neighborhood 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 type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	PRICE AGE	One-Unit 80 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input 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 10 %
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	605 Low 38	Multi-Family 5 %
Neighborhood Boundaries ROSE AVE TO THE NORTH, HIGHWAY 680 TO THE EAST, HIGHWAY 780 TO THE SOUTH AND ROSE DR TO THE WEST.		1,350 High 55	Commercial 5 %
Neighborhood Description See attached addenda.		873 Pred. 50	Other %
Market Conditions (including support for the above conclusions) See attached addenda.			

Dimensions 59'X102'X70'X103'	Area 6534 sf	Shape IRREGULAR	View B;GRNBLT;
Specific Zoning Classification RS		Zoning Description SINGLE FAMILY RESIDENCE	
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 See attached addenda.			
Utilities	Public	Other (describe)	Public
Electricity <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Water <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gas <input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer <input checked="" 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 # 06095C0633F
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			
THE SUBJECT'S SITE IS A LEVEL INTERIOR LOT AT STREET GRADE. THE LOT SIDES TO SIMILAR USES. TO THE REAR IS DESIGNATED OPEN SPACE. NO ADVERSE CONDITIONS NOTED.			

Source(s) Used for Physical Characteristics of Property <input type="checkbox"/> Appraisal Files <input checked="" 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) CCARMLS#BA32210198 DATED 12/02/2022		Data Source for Gross Living Area CRSDATA DATA		
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) # 1	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
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 PATIO	Driveway Surface CONCRETE
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls WOODSIDE	Fuel NAT GAS	<input checked="" type="checkbox"/> Porch CVRD	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) TRAD	Roof Surface CMP SHINGL	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1975	Gutters & Downspouts METAL	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence WOOD	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 20	Window Type METAL TRAV	<input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input 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: 7 Rooms 4 Bedrooms 2.0 Bath(s) 1,735 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) PER MLS#BA322101985 DATED 12/02/2022 THERE IS A COVERED FRONT PORCH, FIREPLACE IN THE LIVING ROOM, LAUNDRY HOOKUP IN THE ATTACHED GARAGE, REAR PATIO.
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;NO INTERIOR OR ONSITE INSPECTION WAS PERFORMED. THIS IS AN EXTERIOR/ DRIVE BY INSPECTION. THIS IS BASED ON A CURBSIDE INSPECTION. THIS TAKES INTO THE EXTRAORDINARY ASSUMPTION THAT THE INTERIOR IS SIMILAR TO THE EXTERIOR. PER THE MLS, THE KITCHEN HAS LAMINATE FLOORING AND FORMICA COUNTERTOPS. THE INTERIOR AND EXTERIOR FINISHES APPEAR TO BE DATED.
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, describe. NONE NOTED. NO INANIOR OR ONSITE INSPECTION MADE.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.
THE SUBJECT IS BELOW THE MARKET INDICATORS. THIS IS DUE TO THE SUBJECT'S IMPROVEMENT SIZE AND OVERALL CONDITION. THE SUBJECT IS NOT CONSIDERED TO BE AN UNDER IMPROVEMENT. THE MARKETABILITY IS NOT ADVERSELY AFFECTED.

Exterior-Only Inspection Residential Appraisal Report

52617
File # 33950111

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 695,000 to \$ 850,000 .
There are 48 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 605,000 to \$ 1,350,000 .

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	251 Panorama Dr Benicia, CA 94510	324 Panorama Ct Benicia, CA 94510			201 Panorama Dr Benicia, CA 94510			437 Larkin Dr Benicia, CA 94510		
Proximity to Subject		0.22 miles SW			0.32 miles NE			0.40 miles W		
Sale Price	\$	\$ 815,000			\$ 825,000			\$ 700,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 434.90 sq.ft.			\$ 440.23 sq.ft.			\$ 481.43 sq.ft.		
Data Source(s)		MAXEBRD #BA323006813;DOM 0			MAXEBRD #40999766;DOM 45			MAXEBRD #BA322063780;DOM 53		
Verification Source(s)		Doc #0/Realist			Doc #58810/Realist			Doc #58755/Realist		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth	0	ArmLth	0	ArmLth	0			
Concessions		Cash;0	0	Conv;0	0	VA;1200	0			
Date of Sale/Time		s02/23;c02/23	0	s09/22;c08/22	-24,000	s09/22;c09/22	-14,000			
Location	N;Res;	N;Res;		N;Res;		N;Res;				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Site	6534 sf	9583 sf	-9,000	7840 sf	-4,000	9148 sf	-8,000			
View	B;GRNBLT;	B;Wtr;	-50,000	B;GRNBLT;		B;GRNBLT;				
Design (Style)	DT1;TRAD	DT2;TRAD	0	DT1;TRAD		DT1;TRAD				
Quality of Construction	Q4	Q4		Q4		Q4				
Actual Age	48	50	0	50	0	46	0			
Condition	C4	C4		C3	-30,000	C4				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Room Count	7 4 2.0	7 4 2.1	-4,000	7 4 2.1	-4,000	6 3 2.0	0			
Gross Living Area	1,735 sq.ft.	1,874 sq.ft.	-14,000	1,874 sq.ft.	-14,000	1,454 sq.ft.	+28,000			
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf				
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Heating/Cooling	FWA /NoAC	FWA /NoAC		FWA/CAC	-5,000	FWA /NoAC				
Energy Efficient Items	INSULATION	INSULATION		INSULATION		INSULATION				
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw				
Porch/Patio/Deck	PORCH	PORCH		PORCH		PORCH				
Kitchen	BUILTINS	BUILTINS		UPDATED	-20,000	BUILTINS				
Yard	PATIO	PATIO		PATIO		PATIO				
C.O.E.	N/A	02/28/2023	0	09/08/2022	0	09/08/2022	0			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -77,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -101,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 6,000			
Adjusted Sale Price of Comparables		Net Adj. 9.4 %		Net Adj. 12.2 %		Net Adj. 0.9 %				
		Gross Adj. 9.4 %	\$ 738,000	Gross Adj. 12.2 %	\$ 724,000	Gross Adj. 7.1 %	\$ 706,000			

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										
Price of Prior Sale/Transfer										
Data Source(s)	Realist	Realist			Realist			Realist		
Effective Date of Data Source(s)	03/01/2023	03/01/2023			03/01/2023			03/01/2023		

Analysis of prior sale or transfer history of the subject property and comparable sales Per public records, the Subject has no known 36-month prior transfer history. 324 Panorama Ct has no known 12-month prior transfer history. 201 Panorama Dr has no known 12-month prior transfer history. 437 Larkin Dr has no known 12-month prior transfer history.

Summary of Sales Comparison Approach SEE ATTACHED ADDITIONAL SALES DATA AND MARKET COMMENTS.

Indicated Value by Sales Comparison Approach \$ 725,000

Indicated Value by: Sales Comparison Approach \$ 725,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0

See attached addenda.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 725,000 , as of 03/01/2023 , which is the date of inspection and the effective date of this appraisal.

Exterior-Only Inspection Residential Appraisal Report

52617
File # 33950111

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	251 Panorama Dr Benicia, CA 94510	412 Turner Dr Benicia, CA 94510			112 Carlisle Way Benicia, CA 94510			434 Brentwood Drive Benicia, CA 94510		
Proximity to Subject		0.38 miles SW			0.64 miles E			0.56 miles W		
Sale Price	\$	\$ 725,000			\$ 805,000			\$ 725,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 370.09 sq.ft.			\$ 360.02 sq.ft.			\$ 531.14 sq.ft.		
Data Source(s)		MAXEBRD #BA322103109;DOM 58			MAXEBRD #BA322072755;DOM 34			MAXEBRD #BA323005475;DOM 5		
Verification Source(s)		Doc #6916/Realist			Doc #59832/Realist			PENDING SALE		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment			
Sales or Financing Concessions		ArmLth Conv;12000	0 +12,000	ArmLth VA;10000	0 +10,000	Listing	0			
Date of Sale/Time		s02/23;c02/23	0	s09/22;c09/22	0	c02/23	0			
Location	N;Res;	N;Res;		N;Res;	-20,000	N;Res;				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Site	6534 sf	8712 sf	-6,000	6098 sf	0	8712 sf	-6,000			
View	B;GRNBLT;	B;GRNBLT;		B;HILLS;	-25,000	B;GRNBLT;				
Design (Style)	DT1;TRAD	DT2;TRAD	0	DT2;TRAD	0	DT1;TRAD				
Quality of Construction	Q4	Q4		Q4		Q4				
Actual Age	48	47	0	50	0	46	0			
Condition	C4	C4		C4		C3	-30,000			
Above Grade Room Count	Total Bdrms. Baths 7 4 2.0	Total Bdrms. Baths 7 3 2.1	-4,000	Total Bdrms. Baths 8 5 3.0	-8,000	Total Bdrms. Baths 6 3 2.0	0			
Gross Living Area	1,735 sq.ft.	1,959 sq.ft.	-22,000	2,236 sq.ft.	-50,000	1,365 sq.ft.	+37,000			
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf				
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Heating/Cooling	FWA /NoAC	FWA /NoAC		FWA /NoAC		FWA /NoAC				
Energy Efficient Items	INSULATION	INSULATION		INSULATION		INSULATION				
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw				
Porch/Patio/Deck	PORCH	PORCH		PORCH		PORCH				
Kitchen	BUILTINS	BUILTINS		BUILTINS		UPDATED	-20,000			
Yard	PATIO	PATIO		PATIO		PATIO				
C.O.E.	N/A	02/17/2023	0	09/14/2022	0	L.D. 02/01/2023	0			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -20,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -93,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -19,000			
Adjusted Sale Price of Comparables		Net Adj. 2.8 % Gross Adj. 6.1 %	\$ 705,000	Net Adj. 11.6 % Gross Adj. 14.0 %	\$ 712,000	Net Adj. 2.6 % Gross Adj. 12.8 %	\$ 706,000			

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

ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	Realist	Realist			Realist			Realist		
Effective Date of Data Source(s)	03/01/2023	03/01/2023			03/01/2023			03/01/2023		
Analysis of prior sale or transfer history of the subject property and comparable sales 412 Turner Dr has no known 12-month prior transfer history. 112 Carlisle Way has no known 12-month prior transfer history. 434 Brentwood Drive transferred on 09/08/2022 for \$0 (Quit Claim Deed - Doc #58722).										

Analysis/Comments NO INTERIOR OR ONSITE INSPECTION WAS MADE.
 THE COMPARABLES ARE LOCATED WITHIN THE SUBJECT'S IMMEDIATE MARKET AREA.
 DUE TO THE DECLINE IN VALUES A NEGATIVE TIME ADJUSTMENT IS WARRANTED. THIS IS ESTIMATED AT .5% PER MONTH FROM THE CONTRACT DATE.
 THE DIFFERENCES IN THE LOT SIZES IS MADE AT \$3.00 PER SQFT FOR DIFFERENCES IN EXCESS OF 1,000 SQFT AND ROUNDED TO THE NEAREST \$1,000.
 THE CONDITION ADJUSTMENT IS FOR THE SALES NEWER INTERIOR FINISHES INCLUDING PAINT AND FLOORING.
 THE ROOM ADJUSTMENT REFLECTS THE DIFFERENCES IN THE BATHROOM COUNT. THIS IS MADE AT \$4,000 PER HALF BATH. ANY DIFFERENCES IN THE BEDROOM COUNT IS REFLECTED IN THE PER SQFT ADJUSTMENT.
 THE DIFFERENCES IN THE IMPROVEMENTS IS MADE AT \$100 PER SQFT FOR DIFFERENCES IN EXCESS OF 100 SQFT AND ROUNDED TO THE NEAREST \$1,000.
 THE ADJUSTMENTS WERE DERIVED AT BY PAIRED SALES AND PAST EXPERIENCE WITHIN THE MARKET AREA.
 COMPARABLE 6 IS A PENDING SALE. THE LIST PRICE IS GIVEN AS THE ACTUAL SELLING PRICE COULD NOT BE VERIFIED. AN MLS PHOTO IS USED DUE TO PEOPLE BEING IN FRONT OF THE STRUCTURE.
 MOST WEIGHT IS GIVEN TO #1 FOR THE DATE OF SALE AND BEING IN SIMILAR OVERALL CONDITION AS THE SUBJECT AND #2 FOR BEING ON THE SUBJECT'S STREET.

Exterior-Only Inspection Residential Appraisal Report 52617 File # 33950111

Clarification of Intended Use and Intended User:

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 FOR A MORTGAGE FINANCE TRANSACTION, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF VALUE AS DEFINED IN THE REPORT.

EXPOSURE TIME IS THE ESTIMATED LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL. A REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY DEVELOPED INDEPENDENTLY FROM THE STATED MARKETING TIME IS 10-30 DAYS.

I HAVE PERFORMED A SERVICE, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE-YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT. ON 07/20/2020, I PERFORMED AN EXTERIOR/ DRIVE BY APPRAISAL OF THE SUBJECT.

BY SUBMITTING THIS REPORT, I CONFIRM THAT THESE SERVICES WERE COMPLETED IN COMPLIANCE OF ALL AIR, FIRREA, USPAP, AND DODD-FRANK REGULATIONS. I MAKE THE FOLLOWING STATEMENTS:

APPRAISERS USPAP/A.I.R I HAVE NO CURRENT OR PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR THE PARTIES INVOLVED; AND NO SERVICES WERE PERFORMED BY THE APPRAISER WITHIN THE 3 YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT, AS AN APPRAISER OR IN ANY CAPACITY. IF ANY OF THIS INFORMATION IS TO THE CONTRARY, I HAVE APPROPRIATELY COMMENTED AND REMARKED IN MY REPORT.

XI FIRREA TITLE XI FIRREA COMPLIANCE STATEMENT: APPRAISER CERTIFIES THAT THE APPRAISAL WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE XI OF THE FINANCIAL INSTITUTIONS REFORM, RECOVERY, AND ENFORCEMENT ACT OF 1989, AS AMENDED (12 U.S.C. 3331 ET SEQ), AND ANY IMPLEMENTING REGULATIONS.

IMPORTANT NOTICE TO THE CLIENT: AS OF THE EFFECTIVE DATE OF THIS APPRAISAL THERE IS A GLOBAL PANDEMIC. THE FEDERAL GOVERNMENT AND MANY STATES HAVE DECLARED A STATE OF EMERGENCY AND HAVE IMPOSED VARIOUS RESTRICTIONS. IN MOST AREAS, SCHOOLS AND CERTAIN BUSINESSES ARE CLOSED AND, IN SOME CASES, COUNTIES HAVE IMPLEMENTED SHELTER-IN-PLACE ORDERS. THERE IS NO CURRENT DATA TO INDICATE WHAT SORT OF IMPACT, IF ANY, THIS IS HAVING OR WILL HAVE ON THE REAL ESTATE MARKET, AND SPECIFICALLY THE MARKETABILITY AND VALUE OF THE SUBJECT PROPERTY. THE MARKET DATA ANALYZED WITHIN THIS APPRAISAL IS HISTORIC, AS THE MARKET TRENDS AND COMPARABLE SALES UTILIZED OCCURRED PRIOR TO THE EVENTS CAUSED BY THIS PANDEMIC. THIS SITUATION IS CONTINUOUSLY EVOLVING AND THE CLIENT IS ADVISED TO TAKE THIS INTO CONSIDERATION.

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 LAND VALUE WAS NOT DERIVED.

Table with columns for cost approach details: ESTIMATED, REPRODUCTION OR, REPLACEMENT COST NEW, OPINION OF SITE VALUE, DWELLING, Sq.Ft. @ \$, Quality rating, Effective date of cost data, Comments on Cost Approach, Garage/Carport, 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) 50 Years, INDICATED VALUE BY COST APPROACH.

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)

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.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

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.

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

52617

File # 33950111

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 Jeff Day

Company Name Jeff Day Appraisal

Company Address 61 San Luis Ct
Walnut Creek, CA 94597-3112

Telephone Number (925) 937-4699

Email Address jdayprop@att.net

Date of Signature and Report 03/02/2023

Effective Date of Appraisal 03/01/2023

State Certification # AR004541

or State License # _____

or Other (describe) _____ State # _____

State CA

Expiration Date of Certification or License 08/20/2024

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

251 Panorama Dr
Benicia, CA 94510

APPRAISED VALUE OF SUBJECT PROPERTY \$ 725,000

SUBJECT PROPERTY

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

LENDER/CLIENT

Name Clear Capital

Company Name Wedgewood Inc.

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

Email Address _____

COMPARABLE SALES

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

Supplemental Addendum

File No. 33950111

Borrower	Catamount Properties 2018 LLC				
Property Address	251 Panorama Dr				
City	Benicia	County	Solano	State	CA Zip Code 94510
Lender/Client	Wedgewood Inc.				

• Exterior-Only: Neighborhood - Description

THE NEIGHBORHOOD IS LOCATED IN THE CENTRAL PORTION OF THE CITY OF BENICIA, NORTH OF HIGHWAY 780. THE SUBJECT IS LOCATED IN AN AREA OF MAINLY TRACT BUILT HOMES CONSISTING OF AVERAGE QUALITY, DETACHED SINGLE FAMILY RESIDENCES. IMPROVEMENTS VARY IN SIZE AND DESIGN. THE TOPOGRAPHY OF THE IMMEDIATE AREA IS HILLS. LOT SIZES AND UTILITY VARY. SOME LOTS AFFORD VIEWS OF THE SURROUNDING HILLS OR THE CARQUINEZ STRAIT TO THE SOUTH. COMMERCIAL USES ARE LOCATED ALONG MAJOR ARTERIES. NO CONDITIONS WERE NOTED THAT WOULD ADVERSELY AFFECT THE MARKETABILITY OF THE AREA. THE SUBJECT IS LOCATED IN AVERAGE PROXIMITY TO MOST SUPPORTING FACILITIES.

• Exterior-Only: Neighborhood - Market Conditions

MARKET VALUES APPEAR TO BE DECLINING AT THIS TIME. LOAN DISCOUNTS, INTEREST BUYDOWNS AND SALES CONCESSIONS ARE NOT PREVALENT AT THIS TIME. NO PERSONAL PROPERTY WAS CONSIDERED OR GIVEN VALUE IN THIS APPRAISAL. MARKET CONDITIONS ARE CONSIDERED AVERAGE DUE TO THE DEMAND, SUPPLY AND INCREASING INTEREST RATES.

• Exterior-Only: Site - Highest and Best Use

THE SUBJECT IS A LEGALLY PERMISSIBLE USE BASED ON ITS CURRENT ZONING. ALSO, THE LOT SIZE, SHAPE AND LAND-TO-BUILDING RATIO ALLOW THE PRESENT STRUCTURE AND INDICATE A GOOD UTILIZATION OF THE IMPROVEMENTS. BASED ON CURRENT MARKET CONDITIONS, THE EXISTING STRUCTURE AS BUILT IS ITS FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE. THE CURRENT USE IS DEEMED THE HIGHEST AND BEST.

• Exterior-Only: Reconciliation - Reconciliation and Final Value Conclusion

MOST CONSIDERATION IS GIVEN TO THE DIRECT SALES APPROACH AS THIS BEST REFLECTS THE ACTIONS OF THE BUYERS AND SELLERS IN THIS AREA. THE INCOME APPROACH IS EXCLUDED AS THE SINGLE FAMILY RESIDENCES IN THIS AREA ARE TYPICALLY OWNER OCCUPIED AND NOT PURCHASED FOR THEIR INCOME POTENTIAL. THE COST APPROACH WAS NOT PERFORMED AS THERE WAS NO INTERIOR INSPECTION OF THE SUBJECT.

Market Conditions Addendum to the Appraisal Report

52617
File No. 33950111

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 251 Panorama Dr City Benicia State CA ZIP Code 94510

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)	29	11	8	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	4.83	3.67	2.67	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	7	5	2	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.4	1.4	0.8	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$829,500	\$805,000	\$778,500	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	21	34	63	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	\$794,000	\$849,000	\$772,500	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	29	39	11	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	102%	100%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). An analysis was performed on 48 competing sales over the past 12 months. For those sales, a total of 18.8% were reported to have seller concessions. This analysis shows a change of +58% per month.

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 48 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 MAXEBRD system (using an effective date of 03/01/2023) 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 48 competing sales over the past 12 months. The sales within this group had a median sale price of \$815,000. This analysis shows a change of -1.5% per month. Based on all sales in this same group, there is a 0.5 month supply. This analysis shows a change of -1% per month. These sales had a median DOM of 26. This analysis shows a change of +47.8% 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 
 Appraiser Name Jeff Day
 Company Name Jeff Day Appraisal
 Company Address 61 San Luis Ct, Walnut Creek, CA 94597-3112
 State License/Certification # AR004541 State CA
 Email Address jdayprop@att.net

Signature
 Supervisory Appraiser Name
 Company Name
 Company Address
 State License/Certification # State
 Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Subject Photo Page

Borrower	Catamount Properties 2018 LLC						
Property Address	251 Panorama Dr						
City	Benicia	County	Solano	State	CA	Zip Code	94510
Lender/Client	Wedgewood Inc.						



Subject Front

251 Panorama Dr
Sales Price
Gross Living Area 1,735
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View B;GRNBLT;
Site 6534 sf
Quality Q4
Age 48

Subject Rear



Subject Street

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	251 Panorama Dr				
City	Benicia	County Solano	State CA	Zip Code 94510	
Lender/Client	Wedgewood Inc.				



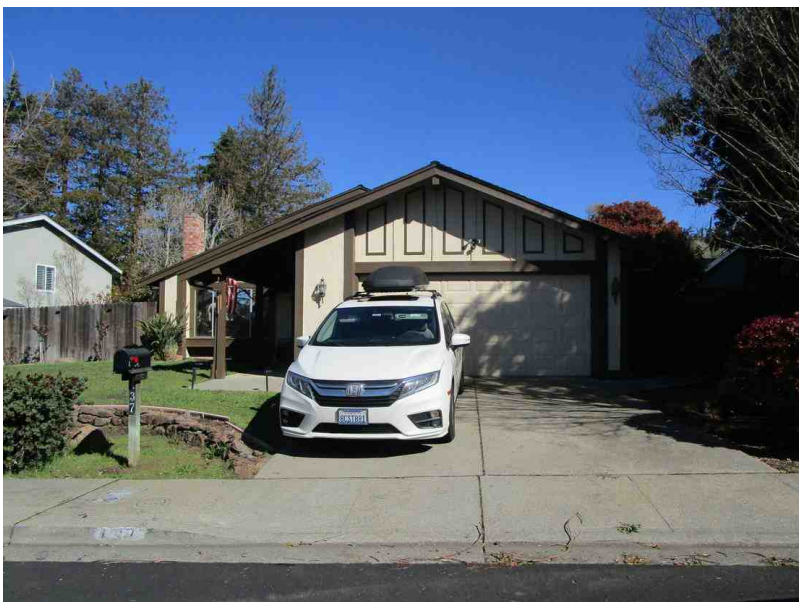
Comparable 1

324 Panorama Ct
 Prox. to Subject 0.22 miles SW
 Sale Price 815,000
 Gross Living Area 1,874
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View B;Wtr;
 Site 9583 sf
 Quality Q4
 Age 50



Comparable 2

201 Panorama Dr
 Prox. to Subject 0.32 miles NE
 Sale Price 825,000
 Gross Living Area 1,874
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View B;GRNBLT;
 Site 7840 sf
 Quality Q4
 Age 50



Comparable 3

437 Larkin Dr
 Prox. to Subject 0.40 miles W
 Sale Price 700,000
 Gross Living Area 1,454
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View B;GRNBLT;
 Site 9148 sf
 Quality Q4
 Age 46

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC			
Property Address	251 Panorama Dr			
City	Benicia	County Solano	State CA	Zip Code 94510
Lender/Client	Wedgewood Inc.			



Comparable 4

412 Turner Dr
 Prox. to Subject 0.38 miles SW
 Sale Price 725,000
 Gross Living Area 1,959
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View B;GRNBLT;
 Site 8712 sf
 Quality Q4
 Age 47



Comparable 5

112 Carlisle Way
 Prox. to Subject 0.64 miles E
 Sale Price 805,000
 Gross Living Area 2,236
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View B;HILLS;
 Site 6098 sf
 Quality Q4
 Age 50



Comparable 6

434 Brentwood Drive
 Prox. to Subject 0.56 miles W
 Sale Price 725,000
 Gross Living Area 1,365
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View B;GRNBLT;
 Site 8712 sf
 Quality Q4
 Age 46

Photograph Addendum

Borrower	Catamount Properties 2018 LLC						
Property Address	251 Panorama Dr						
City	Benicia	County	Solano	State	CA	Zip Code	94510
Lender/Client	Wedgewood Inc.						



South Side



North Side



Street South

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.

Borrower	Catamount Properties 2018 LLC	File No.	33950111
Property Address	251 Panorama Dr		
City	Benicia	County	Solano
		State	CA
		Zip Code	94510
Lender/Client	Wedgewood Inc.		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I have made a personal inspection of the property that is the subject of this report. On 07/20/2020, I performed a Drive By inspection/ appraisal of the subject.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 10-30 Days
 A REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY DEVELOPED INDEPENDENTLY FROM THE STATED MARKETING TIME IS 10-30 DAYS.


Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

EXPOSURE TIME IS THE ESTIMATED LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL.

A REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY DEVELOPED INDEPENDENTLY FROM THE STATED MARKETING TIME IS 10-30 DAYS.

APPRAISER:

Signature: 
 Name: Jeff Day

State Certification #: AR004541
 or State License #: _____
 State: CA Expiration Date of Certification or License: 08/20/2024
 Date of Signature and Report: 03/02/2023
 Effective Date of Appraisal: 03/01/2023
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 03/01/2023

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

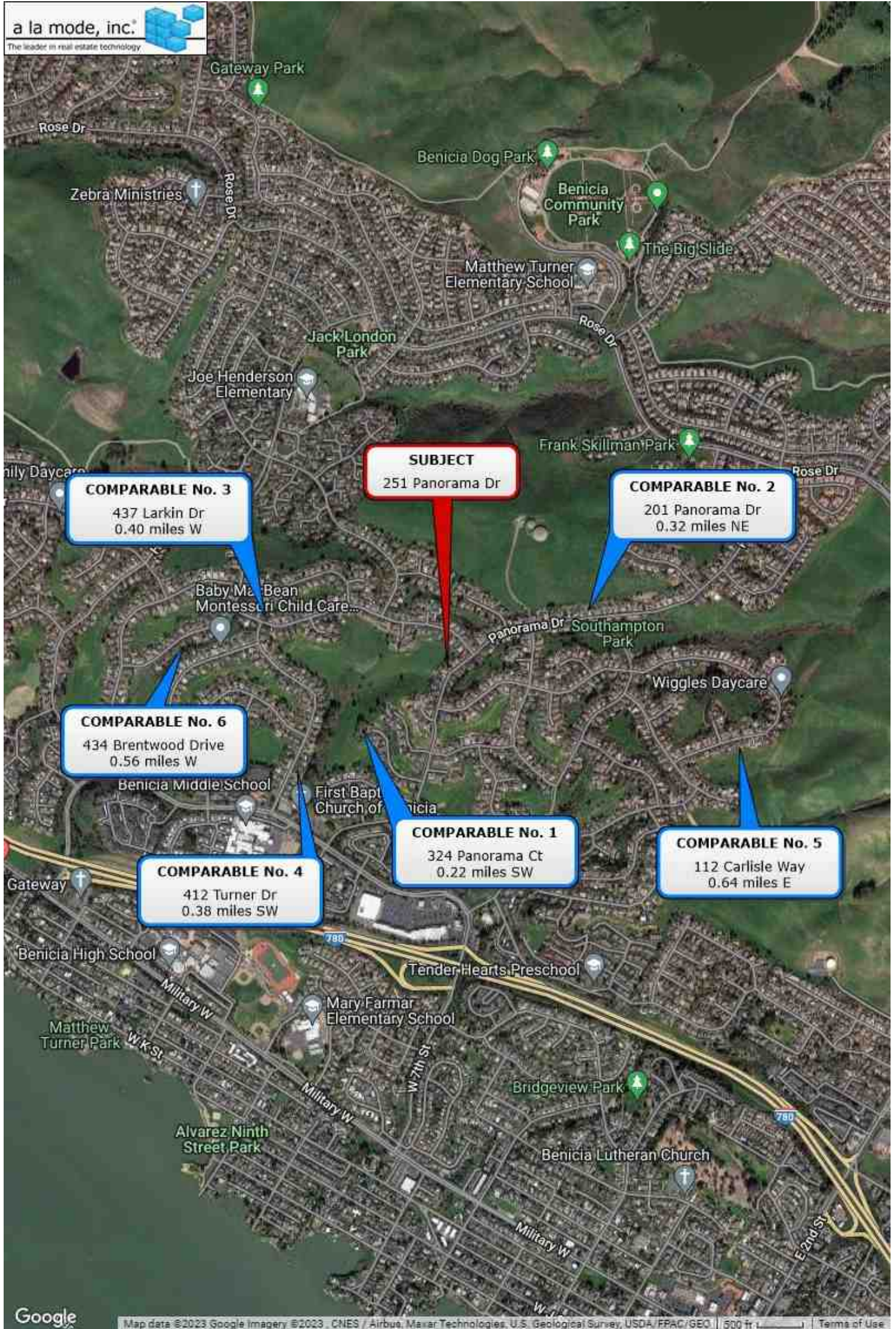
Aerial Map

Borrower	Catamount Properties 2018 LLC						
Property Address	251 Panorama Dr						
City	Benicia	County	Solano	State	CA	Zip Code	94510
Lender/Client	Wedgewood Inc.						



Location Map

Borrower	Catamount Properties 2018 LLC		
Property Address	251 Panorama Dr		
City	Benicia	County	Solano
		State	CA
		Zip Code	94510
Lender/Client	Wedgewood Inc.		





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

Jeff A. Day

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

BREA
"Certified Residential Real Estate Appraiser"

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 004541

Effective Date: August 21, 2022
Date Expires: August 20, 2024

Loretta Dillon

Loretta Dillon, Deputy Bureau Chief, BREA

3066702

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



LIA Administrators & Insurance Services



**APPRAISAL AND VALUATION
PROFESSIONAL LIABILITY INSURANCE POLICY**

DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY

(A stock insurance company herein called the "Company")
175 Capitol Blvd. Suite 100
Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
01/12/2023	AAI004974-08	AAI004974-07

THIS IS A **CLAIMS MADE AND REPORTED** POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

Item

<p>1. Customer ID: 153215 Named Insured: DAY, JEFF APPRAISAL 61 San Luis Ct. Walnut Creek, CA 94597</p>	
<p>2. Policy Period: From: 01/21/2023 To: 01/21/2024 12:01 A.M. Standard Time at the address stated in 1 above.</p>	
<p>3. Deductible: \$1,000 Each Claim</p>	
<p>4. Retroactive Date: 01/21/1999</p>	
<p>5. Inception Date: 01/21/2016</p>	
<p>6. Limits of Liability: A. \$500,000 Each Claim B. \$1,000,000 Aggregate</p>	
<p>7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652</p>	
<p>8. Annual Premium: \$1,163.00</p>	
<p>9. Forms attached at issue: LIA002 (12/14) LIA CA (11/14) LIA012 (12/14)</p>	

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

01/12/2023

Date
LIA-001 (12/14)

By 

Authorized Signature
Aspen American Insurance Company