APPRAISAL OF



LOCATED AT:

543 W Foothill Boulevard Glendora, CA 91741

FOR:

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

BORROWER:

Catamount Properties 2018 LLC

AS OF:

March 14, 2023

BY:

Tamra Miller

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

File Number: CndExtFoothill

In accordance with your request, I have appraised the real property at:

543 W Foothill Boulevard Glendora, CA 91741

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of March 14, 2023

is:

\$729,000 Seven Hundred Twenty-Nine Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Tamra Miller

Exterior-Only Inspection Individual Condominium Unit Appraisal Report

File No. CndExtFoothill

	ic purposi	c or tills sullilli	ary appraisar	report is to prov	ride the felle	u CI/ CII	eni with an accur	ate, and au	equa	itely supported	, opinion	or the n	narket va	liue of the sub	ject property.
	Property A	Address 543 V	V Foothill B	oulevard	ıU	nit # 1	18 City	Glendor	a			Sta	te CA	Zip Code 917	741
	Borrower	Catamount	Properties	2018 LLC	O	wner of	Public Record Ro	obert J Gr	rein	er, Natalie A	Greine	er Cou	unty Los	Angeles	
	Legal Des	scription TR 72	2946 LOT 1	PH 2 CONE	OO UNIT 1	118 (AIRSPACE A	ND 1/28 I	INT	IN COMMC	N ARE	A)	-	_	
		s Parcel # 863						Year 202 2					. Taxes \$	8.088	
		ame Foothill			DI.	hase #		p Reference		C4				4008.01	
C				٦.,				p Reference :	3/1	04					V
SUBJECT	Occupant		Tenant _	Vacant		-	Assessments \$ 0				H	OA \$ 2 4	15	per year	X per month
3	Property F	Rights Appraised	X Fee Sim				(describe)								
S	Assignme	ent Type 🔲 P	urchase Transac	tion Refina	ance Transact	tion [X Other (describe)) Servicin	g						
	Lender/Cl	ient Wedgew					2015 Manhat			vd Suite 100). Redo	ndo B	each. (CA 90278	
				calo or has it hoo			the twelve months p						es X		
															u
	Report da	ta source(s) use	a, offering price(s), and date(s).	Per CRIVI	ILS, t	here are no k	nown iisti	ings	or the subje	ect prop	епу іг	i the pr	ior 12 mont	ıns.
	Idid	d Udid not an	alyze the contract	ct for sale for the s	subject purcha	ase trar	nsaction. Explain the	e results of th	ne ana	alysis of the contr	act for sale	e or why	the analys	sis was not perfo	ormed.
H															
RACT	Cantrast F	Orion C	Do	to of Contract		1.	a tha proporty calls	r the europe of	f nub	lio ropord?		۱ ۵۰۰	Data Caur	22(2)	
씸	Contract F			te of Contract			s the property selle				JYes		Data Sour		
N	Is there ar	ny financial assis	tance (loan char	ges, sale concess	sions, gift or d	lownpa	yment assistance, e	etc.) to be paid	d by a	any party on beha	alf of the bo	orrower?		Yes No	
ပ	If Yes, rep	oort the total dolla	ar amount and de	escribe the items	to be paid.										
	Note De		1	64b Llbb											
	Note: Rac		•	of the neighborh	ood are not a									F	
			od Characteris				ondominium Unit	$\overline{}$					lousing		and Use %
	Location	=	X Suburban	Rural	Property Val		Increasing	Stable		Declining	PRICE		AGE	One-Unit	70 %
	Built-Up	X Over 75%	25-75%	Under 25%	Demand/Su	ipply (Shortage	X In Balan	ce [Over Supply	\$(000)		(yrs)	2-4 Unit	10 %
0	Growth		X Stable	Slow			X Under 3 mths	3-6 mths		Over 6 mths	525	5 Low		Multi-Family	10 %
RHOOD				<u> </u>			s located wes					5 High		Commercial	10 %
N N								or Or LOIdi	116 /	-ve, HUIIII					
Щ				ra Madre Ave		ot of A	a∠usa Ave.				/29	Pred.	6	Other	%
涺	Neighborh	nood Description	See Attac	hed Addend	um.										
NEI															
_															
	Market Co	anditions (includi	na sunnart for th	e above conclusio	ons) See	Attac	hed Addendu	m							
	Market Ge	manions (includi	ing support for th	c above conclusion	5113) <u>OCC 7</u>	ritao	nea / laachaa	111.							
				Topography)		62,58	4 sf	De	ensity	Medium De	ensity		View B;	Mtn;	
	Specific Z	oning Classificat	ion GDR3 C	SRAND_FTH	d Zoning	n Descr	iption Medium	Density R	Resi	dential, Con	dominiu	ım			
	Zoning Co						regulations permit re				$\overline{}$	No			
					ing – Do the Z	zoning i	eguiations permit	counting to c	uncn	it derisity:					
	No Zo		Illegal (describ								<u> </u>	<u> </u>			
	Is the high	nest and best use	e of the subject p	roperty as improv	/ed (or as prop	posed p	per plans and speci	fications) tha	nrese	ontuco? IV	IVoc I	No	If No, des	crihe	
1111							or plane and open	ilcations) the	pros	eni use: (\rightarrow	Yes _	ועט	11 140, 403		
ľ							or plane and opeon	neadons) the	pros	eni use! (A	Jies [١١٠٥	1110, 403		
SITE	Utilities	Public	Other (describ	pe)				Other (descr		eni use!			ements—		blic Private
CTSITE			Other (describ	pe)	Water		Public (ent use?	Off-site	Improve	ements—	Type Pul	
DECTSITE	Electricity	X	Other (describ	pe)	Water	v Sewei	Public (ent use?	Off-site	Improve Asphal	ements—		
ROJECTSITE	Electricity Gas	X			Sanitary		Public (X)	Other (descr	ibe)		Off-site Street A	Improve Asphal None	ements—	Type Pul	
PROJECT SITE	Electricity Gas FEMA Spe	X X ecial Flood Haza	ard Area	∕es X No F	Sanitary EMA Flood Z	Zone X	Public (XX)	Other (descr	ibe)	06037C1440	Off-site Street A	Improve Asphal None	ements—	Type Pul	
PROJECT SITE	Electricity Gas FEMA Spe Are the uti	X X ecial Flood Haza ilities and off-site	ard Area	es X No Fypical for the mar	Sanitary FEMA Flood Z ket area?	Zone X	Public (X) T X Yes No If N	Other (descr	ribe)	06037C1440	Off-site Street Alley	Improve Asphal None FEM	ements— It IA Map Da	Type Pul () () () () () () () () () () () () ()	
PROJECT SITE	Electricity Gas FEMA Spe Are the uti	X X ecial Flood Haza ilities and off-site	ard Area	es X No Fypical for the mar	Sanitary FEMA Flood Z ket area?	Zone X	Public (XX)	Other (descr	ribe)	06037C1440	Off-site Street A	Improve Asphal None FEM	ements— It IA Map Da	Type Pul	
PROJECT SITE	Electricity Gas FEMA Spe Are the uti	X X ecial Flood Haza ilities and off-site	ard Area	es X No Fypical for the mar	Sanitary FEMA Flood Z ket area?	Zone X	Public (X) T X Yes No If N	Other (descr	ribe)	06037C1440	Off-site Street Alley	Improve Asphal None FEM	ements— It IA Map Da	Type Pul () () () () () () () () () () () () ()	
PROJECTSITE	Electricity Gas FEMA Spe Are the uti	X X ecial Flood Haza ilities and off-site	ard Area	es X No Fypical for the mar	Sanitary FEMA Flood Z ket area?	Zone X	Public (X) T X Yes No If N	Other (descr	ribe)	06037C1440	Off-site Street Alley	Improve Asphal None FEM	ements— It IA Map Da	Type Pul () () () () () () () () () () () () ()	
PROJECTSITE	Electricity Gas FEMA Spe Are the uti	X X ecial Flood Haza ilities and off-site	ard Area	es X No Fypical for the mar	Sanitary FEMA Flood Z ket area?	Zone X	Public (X) T X Yes No If N	Other (descr	ribe)	06037C1440	Off-site Street Alley	Improve Asphal None FEM	ements— It IA Map Da	Type Pul () () () () () () () () () () () () ()	
PROJECT SITE	Electricity Gas FEMA Spr Are the uti	X X ecial Flood Haza ilities and off-site any adverse site	ard Area Se improvements to conditions or ex	res X No F ypical for the mar tternal factors (eas	Sanitary FEMA Flood Z ket area? sements, encr	Zone X X Y roachm	Public (X) T X Yes No If Notents, environmental	Other (descr	ribe)	06037C1440	Off-site Street Alley	Improve Asphal None FEM	ements— It IA Map Da	Type Pul () () () () () () () () () () () () ()	
PROJECT SITE	Electricity Gas FEMA Spo Are the uti Are there	X X ecial Flood Haza illties and off-site any adverse site	ard Area with improvements to conditions or ex	res X No F ypical for the mar ternal factors (eas	Sanitary FEMA Flood Z ket area? sements, encr	Zone X X Y roachm	Public (X) (Yes No If No If No Intents, environmental Records	FEMA Map lo, describe.	p # C	06037C1440 uses, etc.)?	Off-site Street A Alley N F	Improve Asphal None FEM	ements— It IA Map Da	Type Pul () () () () () () () () () () () () ()	
PROJECT SITE	Electricity Gas FEMA Spr Are the uti Are there Data sour Project De	X X ecial Flood Haza ilities and off-site any adverse site ce(s) for project escription	ard Area simprovements to conditions or extending the conditions of the cond	res X No F ypical for the mar ternal factors (eas	Sanitary FEMA Flood Z ket area? sements, encr	Zone X X Y roachm	Public (X) (Yes No If No If No Interest, environmental Mid-Rise	FEMA Map lo, describe. al conditions, I	p # C	06037C1440 uses, etc.)? Other(describe	Off-site Street A Alley N F Yes (Improve Asphal None FEM	ements— It IA Map Da	Type Pul	08
PROJECT SITE	Electricity Gas FEMA Spr Are the uti Are there Data sour Project De	X X ecial Flood Haza illties and off-site any adverse site	ard Area e improvements to conditions or extending the conditions or extended to the conditions of the conditions	res X No F ypical for the mar ternal factors (ease cource: CRMI X Row or Townh General Descrip	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y roachm	Public (X) (Yes No If No If No Intents, environmental Records	FEMA Map lo, describe. al conditions, I High-Rise	p # C	06037C1440 uses, etc.)?	Off-site Street A Alley N F Yes (Improve Asphal None FEM	ements— It IA Map Da	Type Pul () () () () () () () () () () () () ()	08
PROJECTSITE	Electricity Gas FEMA Spr Are the uti Are there Data sour Project De	Example 1	ard Area e improvements to conditions or extending the conditions or extended to the conditions of the conditions	res X No F ypical for the mar ternal factors (eas	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y roachm	Public (X) (Yes No If No If No Intents, environmental Mid-Rise Subject Phase	FEMA Map lo, describe. al conditions, I	p#C	06037C1440 uses, etc.)? Other(describe	Off-site Street A Alley N F Yes (Improve Asphal None FEM	ements— It IA Map Da	Type Pul	08
PROJECT SITE	Electricity Gas FEMA Spr Are the uti Are there Data sourn Project De Ge # of Storie	ecial Flood Haza ilities and off-site any adverse site ce(s) for project escription eneral Descriptio	ard Area Primprovements to conditions or existence information Solutions or existence information Solutions or existence in Solutions or existence i	res X No F ypical for the mar ternal factors (ease cource: CRMI X Row or Townh General Descrip	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y Yroachm Public Garden # of Un	Public (X) (Yes No If No If No Intents, environmental Mid-Rise Subject Phase	FEMA Map lo, describe. al conditions, I High-Rise	p#C	06037C1440 Uses, etc.)? Other(describe If Project C	Off-site Street A Alley N F Yes and the second of the se	Improve Asphal None FEM	ements— It IA Map Da If Yes,	Type Pul State 09/26/200 Describe Pul State 09/26/200 Describe Pul State 09/26/200 Pul State 09/26/200	08
PROJECT SITE	Electricity Gas FEMA Spr Are the uti Are there Data source Froject De Ge # of Storice # of Eleva	ecial Flood Haza ilities and off-site any adverse site ce(s) for project escription eneral Descriptio es 2 etors 0	information Solutions of experiments to conditions or experiments to condi	yes X No F ypical for the mar ternal factors (ease Durce: CRMI X Row or Townh General Descrip or Walls Stucc Surface Comp	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y roachm Public Garden # of Un # of Un	Public (X) [Yes No If N	FEMA Map No, describe. Il conditions, I High-Rise e 144 144	p#C	O6037C1440 Uses, etc.)? Other(describe If Project C f Phases f Units	Off-site Street A Alley N F Yes e) completed	Improve Asphal None FEM X No	If Yes, # of Plan # of Plan	Type Pul ate 09/26/200 describe. If Project Incommed Phases nned Units	08
PROJECTSITE	Electricity Gas FEMA Spi Are the uti Are there Data sour: Project De Ge # of Storie # of Eleva X Existin	Example Control of the Control of th	information So Detached Exterior Roof:	yes X No F ypical for the mar ternal factors (ease Durce: CRMI X Row or Townh General Descrip or Walls Stucc Surface Compo	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y roachm Public Garden # of Un # of Un # of Un	Public (X) [Yes No If N	FEMA Map No, describe. Il conditions, I High-Rise e 144 144 0	e # 00 # 01 # 01	O6037C1440 Uses, etc.)? Other(describe If Project C If Phases If Units for Sale	Off-site Street A Alley N F Yes e) completed	Improve Asphal None FEM X No	ements—it IA Map Da If Yes, # of Plar # of Unit	Type Pul Steel	08
PROJECTSITE	Electricity Gas FEMA Spi Are the uti Are there Data souri Project De Ge # of Storie # of Eleva X Existin Under	Example Construction X	ard Area improvements to conditions or experiments	yes X No F ypical for the mar ternal factors (ease Durce: CRMI X Row or Townh General Descrip or Walls Stuce Surface Compe # Parking 288 (spaces/units) 2	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Public Garden # of Un # of Un # of Ur # of Ur	Public (X) [X] [Yes No If No	FEMA Map No, describe. Il conditions, I High-Rise e 144 144 0 144	e # 01 # 01 # 01 # 01	Other(describe If Project C f Phases f Units for Sale f Units Sold	Off-site Street A Alley N F Yes (completed	Improve Asphal None FEM X No 1 144 0 144	# of Plar # of Unit	Type Pul Steel	08
PROJECT SITE	Electricity Gas FEMA Spo Are the uti Are there Data sourr Project De Ge # of Storie # of Eleva X Existir Under	Example 1	information So Detached Detached Roof: Roof: Roof: Rotal Ratio Type	ypical for the mar ternal factors (ease Durce: CRMI X) Row or Townh General Descrip or Walls Stucc Surface Compo # Parking 288 (spaces/units) 2 Garage	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y roachm Public Garden # of Un	Public X Yes No If Notents, environmental Records Mid-Rise Subject Phase of the state of the	FEMA Map lo, describe. Il conditions, I High-Rise e 144 0 144 6	p # C land u b # ol # ol	Other(describe If Project C f Phases f Units f Units Sold f Units Rented	Off-site Street A Alley N F Yes (completed	Improve Asphal None FEM X No 1 144 0 144 6	# of Plar # of Unit # of Unit # of Unit	Type Pul Steel	O8
PROJECT SITE	Electricity Gas FEMA Spi Are the uti Are there Data souri Project De Ge # of Storie # of Eleva X Existin Under	Example 1	information So Detached Detached Roof: Roof: Roof: Rotal Ratio Type Guest	ypical for the mar ternal factors (ease cource: CRMI X) Row or Townh General Descrip or Walls Stucc Surface Compo # Parking 288 (spaces/units) 2 Garage	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y roachm Public Garden # of Un	Public (X) [X] [Yes No If No	FEMA Map lo, describe. Il conditions, I High-Rise e 144 0 144 6	p # C land u b # ol # ol	Other(describe If Project C f Phases f Units for Sale f Units Sold	Off-site Street A Alley N F Yes (completed	Improve Asphal None FEM X No 1 144 0 144	# of Plar # of Unit # of Unit # of Unit	Type Pul Steel	O8
PROJECTSITE	Electricity Gas FEMA Spr Are the uti Are there Data sour Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective A	Example 1	information So Detached Detached Roof: Roof: Roof: Rotal Ratio Type Guest	ypical for the mar ternal factors (ease Durce: CRMI X) Row or Townh General Descrip or Walls Stucc Surface Compo # Parking 288 (spaces/units) 2 Garage	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Public Garden # of Un # of Ov	Public X Yes No If Notents, environmental Records Mid-Rise Subject Phase of the state of the	FEMA Map lo, describe. Il conditions, I High-Rise e 144 0 144 6	e	Other(describe If Project C f Phases f Units f Units Sold f Units Rented	Off-site Street A Alley N F Yes (completed	Improve Asphal None FEM X No 1 144 0 144 6	# of Plar # of Unit # of Unit # of Unit	Type Pul Steel	O8
	Electricity Gas FEMA Spr Are the uti Are there Data sourn Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr	ecial Flood Haza ilities and off-site any adverse site ce(s) for project escription eneral Descriptio es 2 etors 0 eng Propor r Construction is 2017 Age 6 emany Occupance	information So Detached Ratio Type Guest Question of the conditions of expension o	ypical for the mar ternal factors (east cource: CRMIX) Row or Townh General Descrip or Walls Stucc Surface Compo # Parking 288 (spaces/units) 2 Garage Parking 75 al Residence	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y roachm Public Garden # of Un	Public X Yes No If Notents, environmental Records Mid-Rise Subject Phase hits Completed hits For Sale hits Sold hits Rented where Occupied Units or Recreational	FEMA Map FEMA Map Jo, describe. Il conditions, I High-Rise 144 144 6 s 138	e	Other(describe If Project C f Phases f Units f Units Sold f Units Rented	Off-site Street A Alley N F Yes (completed	Improve Asphal None FEM X No 1 144 0 144 6	# of Plar # of Unit # of Unit # of Unit	Type Pul Steel	O8
	Electricity Gas FEMA Spr Are the uti Are there Data sourn Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr Is the deve	ecial Flood Haza ilities and off-site any adverse site ce(s) for project escription eneral Descriptio es 2 stors 0 ng Propor r Construction i 2017 Age 6 imary Occupance eloper/builder in	information So Detached Detached Ratio Type Guest y X Princip control of the Ho	ypical for the mar ternal factors (ease purce: CRMI X) Row or Townh General Descrip or Walls Stucc Surface Compo # Parking 288 (spaces/units) 2 Garage Parking 75 al Residence	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y Y Y Y Y W W W W W W W W	Public X Yes No If Notents, environmental Records Mid-Rise Subject Phase hits Completed hits For Sale hits Sold hits Rented vner Occupied Units e or Recreational Yes X No	FEMA Map Io, describe. Il conditions, I High-Rise I 144 I 1	p # CC land u e e # old	Occupied	Off-site Street A Alley N F Yes e) d Units	Improve Asphal None FEM X No 1 144 0 144 6 138	# of Plan # of Unit # of Own	Type Pul Stee 09/26/200 describe. If Project Incommed Phases and Units as for Sale as Sold as Rented Units	O8
NOIL	Electricity Gas FEMA Spr Are the uti Are there Data sourn Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr Is the deve	ecial Flood Haza ilities and off-site any adverse site ce(s) for project escription eneral Descriptio es 2 etors 0 eng Propor r Construction is 2017 Age 6 emany Occupance	information So Detached Detached Ratio Type Guest y X Princip control of the Ho	ypical for the mar ternal factors (ease purce: CRMI X) Row or Townh General Descrip or Walls Stucc Surface Compo # Parking 288 (spaces/units) 2 Garage Parking 75 al Residence	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y Y Y Y Y W W W W W W W W	Public X Yes No If Notents, environmental Records Mid-Rise Subject Phase hits Completed hits For Sale hits Sold hits Rented where Occupied Units or Recreational	FEMA Map Io, describe. Il conditions, I High-Rise I 144 I 1	p # CC land u e e # old	Occupied	Off-site Street A Alley N F Yes e) d Units	Improve Asphal None FEM X No 1 144 0 144 6 138	# of Plan # of Unit # of Own	Type Pul Steel	O8
NOIL	Electricity Gas FEMA Spr Are the uti Are there Data sourn Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr Is the deve Managem	ecial Flood Haza ilities and off-site any adverse site ce(s) for project escription eneral Descriptio es 2 elors 0 eng Propor r Construction 2017 Age 6 eloper/builder in ent Group – X	information So Detached Detached Ratio Type Guest y X Princip control of the Ho	ypical for the mar reternal factors (ease Durce: CRMI X Row or Townh General Descrip or Walls Stucc Surface Compo # Parking 288 (spaces/units) 2 Garage Parking 75 al Residence omeowners' Associassociation	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse Cotion co osition .1 Second Ciation (HOA)	Zone X ZONE X	Public X T X T Yes No If	FEMA Map No, describe. Il conditions, I High-Rise Il 144 Il 144 Il 6 Il 144 Il 6 Il 138 Il Tenai	e # oi # oi # oi mt	Other(describer of Phases of Units Found of Management of	Off-site Street A Alley N F Yes e) completed d Units	Improve Asphal None FEM X No 1 144 0 144 6 138	# of Plan # of Unit # of Own	If Project Incommed Phases and Units as Sold as Rented the Occupied Units and Incomplete	O8
NOIL	Electricity Gas FEMA Spr Are the uti Are there Data sourn Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr Is the deve Managem	ecial Flood Haza ilities and off-site any adverse site ce(s) for project escription eneral Descriptio es 2 elors 0 eng Propor r Construction 2017 Age 6 eloper/builder in ent Group – X	information So Detached Detached Ratio Type Guest y X Princip control of the Ho	ypical for the mar reternal factors (ease Durce: CRMI X Row or Townh General Descrip or Walls Stucc Surface Compo # Parking 288 (spaces/units) 2 Garage Parking 75 al Residence omeowners' Associassociation	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse Cotion co osition .1 Second Ciation (HOA)	Zone X ZONE X	Public X Yes No If Notents, environmental Records Mid-Rise Subject Phase hits Completed hits For Sale hits Sold hits Rented vner Occupied Units e or Recreational Yes X No	FEMA Map No, describe. Il conditions, I High-Rise Il 144 Il 144 Il 6 Il 144 Il 6 Il 138 Il Tenai	e # oi # oi # oi mt	Other(describer of Phases of Units Found of Management of	Off-site Street A Alley N F Yes e) completed d Units	Improve Asphal None FEM X No 1 144 0 144 6 138	# of Plan # of Unit # of Own	Type Pul Stee 09/26/200 describe. If Project Incommed Phases and Units as for Sale as Sold as Rented Units	O8
NOIL	Electricity Gas FEMA Spr Are the uti Are there Data sourn Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr Is the deve Managem	ecial Flood Haza ilities and off-site any adverse site ce(s) for project escription eneral Descriptio es 2 elors 0 eng Propor r Construction 2017 Age 6 eloper/builder in ent Group – X	information So Detached Detached Ratio Type Guest y X Princip control of the Ho	ypical for the mar reternal factors (ease Durce: CRMI X Row or Townh General Descrip or Walls Stucc Surface Compo # Parking 288 (spaces/units) 2 Garage Parking 75 al Residence omeowners' Associassociation	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse Cotion co osition .1 Second Ciation (HOA)	Zone X ZONE X	Public X T X T Yes No If	FEMA Map No, describe. Il conditions, I High-Rise Il 144 Il 144 Il 6 Il 144 Il 6 Il 138 Il Tenai	e # oi # oi # oi mt	Other(describer of Phases of Units Found of Management of	Off-site Street A Alley N F Yes e) completed d Units	Improve Asphal None FEM X No 1 144 0 144 6 138	# of Plan # of Unit # of Own	If Project Incommed Phases and Units as Sold as Rented the Occupied Units and Incomplete	O8
NOIL	Electricity Gas FEMA Spr Are the uti Are there Data sourn Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr Is the deve Managem	ecial Flood Haza ilities and off-site any adverse site ce(s) for project escription eneral Descriptio es 2 elors 0 eng Propor r Construction 2017 Age 6 eloper/builder in ent Group – X	information So Detached Detached Ratio Type Guest y X Princip control of the Ho	ypical for the mar reternal factors (ease Durce: CRMI X Row or Townh General Descrip or Walls Stucc Surface Compo # Parking 288 (spaces/units) 2 Garage Parking 75 al Residence omeowners' Associassociation	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse Cotion co osition .1 Second Ciation (HOA)	Zone X ZONE X	Public X T X T Yes No If	FEMA Map No, describe. Il conditions, I High-Rise Il 144 Il 144 Il 6 Il 144 Il 6 Il 138 Il Tenai	e # oi # oi # oi mt	Other(describer of Phases of Units Found of Management of	Off-site Street A Alley N F Yes e) completed d Units	Improve Asphal None FEM X No 1 144 0 144 6 138	# of Plan # of Unit # of Own	If Project Incommed Phases and Units as Sold as Rented the Occupied Units and Incomplete	O8
NOIL	Electricity Gas FEMA Spi Are the uti Are there Data souri Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr Is the deve Managem	Existence X X X X X X X X X	information So Detached Detached Exterior Roof: Sed Total Ratio Type Guest Y Princip control of the Ho Homeowners' A	ypical for the mar ternal factors (ear ternal factors (ear control of the mar ternal factors (ear ternal fac	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X (X) Y roachm Public Garden # of Ur	Public X Yes No If No	FEMA Map No, describe. Il conditions, I High-Rise Il 144 Il 144 Il 6 Il 146 Il 7	e # old # ol	Other(describe If Project C of Phases of Units for Sale of Units Sold of Units Rented of Owner Occupied of management of	Off-site Street A Alley N F Yes ad Units Company.	Improve Asphal None FEM X No 1 144 0 144 6 138 Foo	# of Plar # of Plar # of Unit # of Owr	If Project Incommed Phases and Units as For Sale as Rented are Occupied Units as Rented are Occupied Units as, describe	O8
NOIL	Electricity Gas FEMA Spi Are the uti Are there Data souri Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr Is the deve Managem	Existence X X X X X X X X X	information So Detached Detached Exterior Roof: Sed Total Ratio Type Guest Y Princip control of the Ho Homeowners' A	ypical for the mar reternal factors (ease Durce: CRMI X Row or Townh General Descrip or Walls Stucc Surface Compo # Parking 288 (spaces/units) 2 Garage Parking 75 al Residence omeowners' Associassociation	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X (X) Y roachm Public Garden # of Ur	Public X Yes No If No	FEMA Map No, describe. Il conditions, I High-Rise Il 144 Il 144 Il 6 Il 144 Il 6 Il 138 Il Tenai	e # old # ol	Other(describer of Phases of Units Found of Management of	Off-site Street A Alley N F Yes ad Units Company.	Improve Asphal None FEM X No 1 144 0 144 6 138 Foo	# of Plar # of Plar # of Unit # of Owr	If Project Incommed Phases and Units as For Sale as Rented are Occupied Units as Rented are Occupied Units as, describe	O8
	Electricity Gas FEMA Spi Are the uti Are there Data souri Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr Is the deve Managem	Existence X X X X X X X X X	information So Detached Detached Exterior Roof: Sed Total Ratio Type Guest Y Princip control of the Ho Homeowners' A	ypical for the mar ternal factors (ear ternal factors (ear control of the mar ternal factors (ear ternal fac	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y Y Y Y Y Y Y Y Y Y Y Y	Public X Yes No If No	FEMA Map No, describe. Il conditions, I High-Rise Il 144 Il 144 Il 6 Il 146 Il 7	e # old # ol	Other(describe If Project C of Phases of Units for Sale of Units Sold of Units Rented of Owner Occupied of management of	Off-site Street A Alley N F Yes ad Units Company.	Improve Asphal None FEM X No 1 144 0 144 6 138 Foo	# of Plar # of Plar # of Unit # of Owr	If Project Incommed Phases and Units as For Sale as Rented are Occupied Units as Rented are Occupied Units as, describe	O8
NOIL	Electricity Gas FEMA Spo Are the uti Are there Data sourn Project De Gee # of Storie # of Eleva X Existir Under Year Built Effective A Project Pr Is the deve Managem Does any Was the p	ecial Flood Hazz illities and off-site any adverse site ce(s) for project escription eneral Description es 2 tiors 0 ng Propor r Construction 2017 Age 6 imary Occupanceloper/builder in ent Group – X single entity (the	information So Detached Total Ratio Type Guest Y Princip control of the Holl Homeowners' A same individual of the conversion	yes X No Fypical for the mar ternal factors (easternal factors (easternal factors) (spaces/units) 2 Garage (easternal factors)	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y Y Y Y Y Y Y Y Y Y Y Y	Public X Yes No If Notents, environmental Records Mid-Rise Subject Phase hits Completed hits For Sale hits Sold hits Rented wher Occupied Units or Recreational Yes X Notents Note hits Notents Note hits	FEMA Map FEMA Map Jo, describe. Il conditions, I High-Rise 144 144 0 144 6 s 138 Tenar Tenar The total units	p # CO land u land u # or #	Octher (describe If Project Co If Phases If Units for Sale If Units Sold If Units Rented If Owner Occupied Of management of The project?	Off-site Street A Alley N F Yes e) completed d Units company. Yes	Improve Asphal None FEM X No 1 144 0 144 6 138 Foo	# of Plan # of Unit # of Unit # of Own thill Co	If Project Incommed Phases and Units as For Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Solid as Rented and Phases and	O8
NOIL	Electricity Gas FEMA Spo Are the uti Are there Data sourn Project De Gee # of Storie # of Eleva X Existir Under Year Built Effective A Project Pr Is the deve Managem Does any Was the p	ecial Flood Hazz illities and off-site any adverse site ce(s) for project escription eneral Description es 2 tiors 0 ng Propor r Construction 2017 Age 6 imary Occupanceloper/builder in ent Group – X single entity (the	information So Detached Total Ratio Type Guest Y Princip control of the Holl Homeowners' A same individual of the conversion	yes X No Fypical for the mar ternal factors (easternal factors (easternal factors) (spaces/units) 2 Garage (easternal factors)	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y Y Y Y Y Y Y Y Y Y Y Y	Public X Yes No If No	FEMA Map FEMA Map Jo, describe. Il conditions, I High-Rise 144 144 0 144 6 s 138 Tenar Tenar The total units	p # CO land u land u # or #	Octher (describe If Project Co If Phases If Units for Sale If Units Sold If Units Rented If Owner Occupied Of management of The project?	Off-site Street A Alley N F Yes e) completed d Units company. Yes	Improve Asphal None FEM X No 1 144 0 144 6 138 Foo	# of Plan # of Unit # of Unit # of Own thill Co	If Project Incommed Phases and Units as For Sale as Rented are Occupied Units as Rented are Occupied Units as, describe	O8
NOIL	Electricity Gas FEMA Spo Are the uti Are there Data sourn Project De Gee # of Storie # of Eleva X Existir Under Year Built Effective A Project Pr Is the deve Managem Does any Was the p	ecial Flood Hazz illities and off-site any adverse site ce(s) for project escription eneral Description es 2 tiors 0 ng Propor r Construction 2017 Age 6 imary Occupanceloper/builder in ent Group – X single entity (the	information So Detached Total Ratio Type Guest Y Princip control of the Holl Homeowners' A same individual of the conversion	yes X No Fypical for the mar ternal factors (easternal factors (easternal factors) (spaces/units) 2 Garage (easternal factors)	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y Y Y Y Y Y Y Y Y Y Y Y	Public X Yes No If Notents, environmental Records Mid-Rise Subject Phase hits Completed hits For Sale hits Sold hits Rented wher Occupied Units or Recreational Yes X Notents Note hits Notents Note hits	FEMA Map FEMA Map Jo, describe. Il conditions, I High-Rise 144 144 0 144 6 s 138 Tenar Tenar The total units	p # CO land u land u # or #	Octher (describe If Project Co If Phases If Units for Sale If Units Sold If Units Rented If Owner Occupied Of management of The project?	Off-site Street A Alley N F Yes e) completed d Units company. Yes	Improve Asphal None FEM X No 1 144 0 144 6 138 Foo	# of Plan # of Unit # of Unit # of Own thill Co	If Project Incommed Phases and Units as For Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Solid as Rented and Phases and	O8
NOIL	Electricity Gas FEMA Spo Are the uti Are there Data sourn Project De Gee # of Storie # of Eleva X Existir Under Year Built Effective A Project Pr Is the deve Managem Does any Was the p	ecial Flood Hazz illities and off-site any adverse site ce(s) for project escription eneral Description es 2 tiors 0 ng Propor r Construction 2017 Age 6 imary Occupanceloper/builder in ent Group – X single entity (the	information So Detached Total Ratio Type Guest Y Princip control of the Holl Homeowners' A same individual of the conversion	yes X No Fypical for the mar ternal factors (easternal factors (easternal factors) (spaces/units) 2 Garage (easternal factors)	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y Y Y Y Y Y Y Y Y Y Y Y	Public X Yes No If Notents, environmental Records Mid-Rise Subject Phase hits Completed hits For Sale hits Sold hits Rented wher Occupied Units or Recreational Yes X Notents Note hits Notents Note hits	FEMA Map FEMA Map Jo, describe. Il conditions, I High-Rise 144 144 0 144 6 s 138 Tenar Tenar The total units	p # CO land u land u # or #	Octher (describe If Project Co If Phases If Units for Sale If Units Sold If Units Rented If Owner Occupied Of management of The project?	Off-site Street A Alley N F Yes e) completed d Units company. Yes	Improve Asphal None FEM X No 1 144 0 144 6 138 Foo	# of Plan # of Unit # of Unit # of Own thill Co	If Project Incommed Phases and Units as For Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Solid as Rented and Phases and	O8
NOIL	Electricity Gas FEMA Spo Are the uti Are there Data sourn Project De Gee # of Storie # of Eleva X Existir Under Year Built Effective A Project Pr Is the deve Managem Does any Was the p	ecial Flood Hazz illities and off-site any adverse site ce(s) for project escription eneral Description es 2 tiors 0 ng Propor r Construction 2017 Age 6 imary Occupanceloper/builder in ent Group – X single entity (the	information So Detached Total Ratio Type Guest Y Princip control of the Holl Homeowners' A same individual of the conversion	yes X No Fypical for the mar ternal factors (easternal factors (easternal factors) (spaces/units) 2 Garage (easternal factors)	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y Y Y Y Y Y Y Y Y Y Y Y	Public X Yes No If Notents, environmental Records Mid-Rise Subject Phase hits Completed hits For Sale hits Sold hits Rented wher Occupied Units or Recreational Yes X Notents Note hits Notents Note hits	FEMA Map FEMA Map Jo, describe. Il conditions, I High-Rise 144 144 0 144 6 s 138 Tenar Tenar The total units	p # CO land u land u # or #	Octher (describe If Project Co If Phases If Units for Sale If Units Sold If Units Rented If Owner Occupied Of management of The project?	Off-site Street A Alley N F Yes e) completed d Units company. Yes	Improve Asphal None FEM X No 1 144 0 144 6 138 Foo	# of Plan # of Unit # of Unit # of Own thill Co	If Project Incommed Phases and Units as For Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Solid as Rented and Phases and	O8
NOIL	Electricity Gas FEMA Spi Are the uti Are there Data sour. Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr Is the deve Managem Does any Was the p	ecial Flood Haza ilities and off-site any adverse site ce(s) for project escription eneral Descriptio es 2 enters 0 eneral Description is 2017 Age 6 eloper/builder in ener Group – X single entity (the	information So Detached Detached Ratio Type Guest Y Princip control of the Homeowners' A same individual of the conversion ments, and recrease.	ypical for the mar ternal factors (ease Durce: CRMI X) Row or Townh General Descrip or Walls Stuce Surface Comp # Parking 288 (spaces/units) 2 Garage Parking 75 al Residence Description of an existing buil eation facilities con	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse Co osition co osition .1 Seconc ciation (HOA) Developer corporation, el	Zone X X Y Y Y Y Y Y Y Y Y Y Y Y	Public X T Yes No If Notents, environmental Records Mid-Rise Subject Phase Subject Phase Suits Completed Suits For Sale Suits For Sale Suits For Sale Suits Sold Suits Rented Ver Occupied Unite Or Recreational Yes X No Management Agen In more than 10% of minium? Yes Yes Yes Yes Yes Yes Yes Ye	FEMA Map No, describe. Il conditions, I High-Rise e 144 0 144 6 s 138 Tenal It - Provide note if the total units Tess X No	e # ol # o	Other(describe If Project C F Phases f Units for Sale f Units F Units F Owner Occupied of Management	Off-site Street A Alley N F Yes e) completed d Units company. Yes original use	Improve Asphal None FEM X No 1 144 0 144 6 138 Foo X No	# of Plan # of Unit # of Unit # of Own thill Co	If Project Incommed Phases and Units as For Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Solid as Rented and Phases and	O8
NOIL	Electricity Gas FEMA Spi Are the uti Are there Data sour. Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr Is the deve Managem Does any Was the p	ecial Flood Hazz illities and off-site any adverse site ce(s) for project escription eneral Description es 2 tiors 0 ng Propor r Construction 2017 Age 6 imary Occupanceloper/builder in ent Group – X single entity (the	information So Detached Detached Ratio Type Guest Y Princip control of the Homeowners' A same individual of the conversion ments, and recrease.	ypical for the mar ternal factors (ease Durce: CRMI X) Row or Townh General Descrip or Walls Stuce Surface Comp # Parking 288 (spaces/units) 2 Garage Parking 75 al Residence Description of an existing buil eation facilities con	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse	Zone X X Y Y Y Y Y Y Y Y Y Y Y Y	Public X Yes No If Notents, environmental Records Mid-Rise Subject Phase hits Completed hits For Sale hits Sold hits Rented wher Occupied Units or Recreational Yes X Notents Note hits Notents Note hits	FEMA Map No, describe. Il conditions, I High-Rise e 144 0 144 6 s 138 Tenal It - Provide note if the total units Tess X No	e # ol # o	Other(describe If Project C F Phases f Units for Sale f Units F Units F Owner Occupied of Management	Off-site Street A Alley N F Yes e) completed d Units company. Yes original use	Improve Asphal None FEM X No 1 144 0 144 6 138 Foo X No	# of Plan # of Unit # of Unit # of Own thill Co	If Project Incommed Phases and Units as For Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Solid as Rented and Phases and	O8
NOIL	Electricity Gas FEMA Spi Are the uti Are there Data sour. Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr Is the deve Managem Does any Was the p	ecial Flood Haza ilities and off-site any adverse site ce(s) for project escription eneral Descriptio es 2 enters 0 eneral Description is 2017 Age 6 eloper/builder in ener Group – X single entity (the	information So Detached Detached Ratio Type Guest Y Princip control of the Homeowners' A same individual of the conversion ments, and recrease.	ypical for the mar ternal factors (ease Durce: CRMI X) Row or Townh General Descrip or Walls Stuce Surface Comp # Parking 288 (spaces/units) 2 Garage Parking 75 al Residence Description of an existing buil eation facilities con	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse Co osition co osition .1 Seconc ciation (HOA) Developer corporation, el	Zone X X Y Y Y Y Y Y Y Y Y Y Y Y	Public X T Yes No If Notents, environmental Records Mid-Rise Subject Phase Subject Phase Suits Completed Suits For Sale Suits For Sale Suits For Sale Suits Sold Suits Rented Ver Occupied Unite Or Recreational Yes X No Management Agen In more than 10% of minium? Yes Yes Yes Yes Yes Yes Yes Ye	FEMA Map No, describe. Il conditions, I High-Rise e 144 0 144 6 s 138 Tenal It - Provide note if the total units Tess X No	e # ol # o	Other(describe If Project C F Phases f Units for Sale f Units F Units F Owner Occupied of Management	Off-site Street A Alley N F Yes e) completed d Units company. Yes original use	Improve Asphal None FEM X No 1 144 0 144 6 138 Foo X No	# of Plan # of Unit # of Unit # of Own thill Co	If Project Incommed Phases and Units as For Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Solid as Rented and Phases and	O8
NOIL	Electricity Gas FEMA Spi Are the uti Are there Data sour. Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr Is the deve Managem Does any Was the p	ecial Flood Haza ilities and off-site any adverse site ce(s) for project escription eneral Descriptio es 2 enters 0 eneral Description is 2017 Age 6 eloper/builder in ener Group – X single entity (the	information So Detached Detached Ratio Type Guest Y Princip control of the Homeowners' A same individual of the conversion ments, and recrease.	ypical for the mar ternal factors (ease Durce: CRMI X) Row or Townh General Descrip or Walls Stuce Surface Comp # Parking 288 (spaces/units) 2 Garage Parking 75 al Residence Description of an existing buil eation facilities con	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse Co osition co osition .1 Seconc ciation (HOA) Developer corporation, el	Zone X X Y Y Y Y Y Y Y Y Y Y Y Y	Public X T Yes No If Notents, environmental Records Mid-Rise Subject Phase Subject Phase Suits Completed Suits For Sale Suits For Sale Suits For Sale Suits Sold Suits Rented Ver Occupied Unite Or Recreational Yes X No Management Agen In more than 10% of minium? Yes Yes Yes Yes Yes Yes Yes Ye	FEMA Map No, describe. Il conditions, I High-Rise e 144 0 144 6 s 138 Tenal It - Provide note if the total units Tess X No	e # ol # o	Other(describe If Project C F Phases f Units for Sale f Units F Units F Owner Occupied of Management	Off-site Street A Alley N F Yes e) completed d Units company. Yes original use	Improve Asphal None FEM X No 1 144 0 144 6 138 Foo X No	# of Plan # of Unit # of Unit # of Own thill Co	If Project Incommed Phases and Units as For Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Solid as Rented and Phases and	O8
NOIL	Electricity Gas FEMA Spi Are the uti Are there Data sour. Project De Ge # of Storie # of Eleva X Existir Under Year Built Effective # Project Pr Is the deve Managem Does any Was the p	ecial Flood Haza ilities and off-site any adverse site ce(s) for project escription eneral Descriptio es 2 enters 0 eneral Description is 2017 Age 6 eloper/builder in ener Group – X single entity (the	information So Detached Detached Ratio Type Guest Y Princip control of the Homeowners' A same individual of the conversion ments, and recrease.	ypical for the mar ternal factors (ease Durce: CRMI X) Row or Townh General Descrip or Walls Stuce Surface Comp # Parking 288 (spaces/units) 2 Garage Parking 75 al Residence Description of an existing buil eation facilities con	Sanitary FEMA Flood Z ket area? sements, encr LS/Rlist/P ouse Co osition co osition .1 Seconc ciation (HOA) Developer corporation, el	Zone X X Y Y Y Y Y Y Y Y Y Y Y Y	Public X T Yes No If Notents, environmental Records Mid-Rise Subject Phase Subject Phase Suits Completed Suits For Sale Suits For Sale Suits For Sale Suits Sold Suits Rented Ver Occupied Unite Or Recreational Yes X No Management Agen In more than 10% of minium? Yes Yes Yes Yes Yes Yes Yes Ye	FEMA Map No, describe. Il conditions, I High-Rise e 144 0 144 6 s 138 Tenal It - Provide note if the total units Tess X No	e # ol # o	Other(describe If Project C F Phases f Units for Sale f Units F Units F Owner Occupied of Management	Off-site Street A Alley N F Yes e) completed d Units company. Yes original use	Improve Asphal None FEM X No 1 144 0 144 6 138 Foo X No	# of Plan # of Unit # of Unit # of Own thill Co	If Project Incommed Phases and Units as For Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Rented and Phases and Units as for Sale as Solid as Rented and Phases and	O8

Exterior-Only Inspection Individual Condominium Unit Appraisal Report File No. CndExtFoothill Describe the condition of the project and quality of construction. Average quality condominiums in overall average condition. Average marketability appeal for the area. Describe the common elements and recreational facilities. Walkways, landscaping, pool, playground and common areas. Are any common elements leased to or by the Homeowners' Association? Yes XNo If Yes, describe the rental terms and options. Is the project subject to a ground rent? Yes X No If Yes, \$ _____ per year (describe terms and conditions) Are the parking facilities adequate for the project size and type? X Yes No If No, describe and comment on the effect on value and marketability. I did X did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. CC & R's were not reviewed and an extraordinary assumption and hypothetical condition that no unusual items and conditions concerning subject property and management is adequate and no adversely impacts marketability and transfer of ownership. Are there any other fees (other than regular HOA charges) for the use of the project facilities? Yes X No If Yes, report the charges and describe. Compared to other competitive projects of similar quality and design, the subject unit charge appears 🔲 High 🛛 🗶 Average 🔲 Low If High or Low, describe. Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser? Yes X No If Yes, describe and explain the effect on value and marketability. per month X 12 = \$ 2,940 Annual assessment charge per year per square feet of gross living area = \$ 1.56 | Electricity Gas Water Sewer Cable X Other Ins/landscaping | | X Assessment and Tax Records Prior Inspection Property Owner Unit Charge \$ 245.00 per year Utilities included in the unit monthly assessment None Heat Air Conditioning Source(s) Used for Physical Characteristics of Property Appraisal Files X MLS Data Source for Gross Living Area MLS/Public Records Other (describe) General Description Car Storage Amenities Appliances Fireplace(s) # 0 X Refrigerator GoodAverage None Floor # 1 # of Levels 2 X Garage Covered Open Woodstove(s) # 0 X Range/Oven GoodAverage X Disp X Microwave Heating Type FAU Fuel Gas Deck/Patio None # of Cars 2 X Dishwasher GoodAverage X Central AC Individual AC X Porch/Balcony **Porch** Assigned __] Owned Washer/Dryer GoodAverage Other (describe) Other None Parking Space # 0 6 Rooms 3 Bedrooms 2.2 Bath(s) 1,880 Square Feet of Gross Living Area Above Grade Finished area **above** grade contains: Are the heating and cooling for the individual units separately metered? X Yes No If No, describe and comment on compatibility to other projects in the market area. Additional features (special energy efficient items, etc.). See Attached Addendum. Describe the condition of the property (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;Exterior inspection completed on the subject property. Prior MLS listing from 2016 had interior photos for review and analyzation. Yes X No If Yes, describe Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? X Yes No If No. describe. I X did did not research the sale or transfer history of the subject property and comparable sales. If not, explain My research did X 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 X 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). COMPARABLE SALE NO. 3 ITEM SUBJECT COMPARABLE SALE NO. 1 COMPARABLE SALE NO. 2 Date of Prior Sale/Transfer Price of Prior Sale/Transfer Realist Data Source(s) Realist Realist Realist Effective Date of Data Source(s) 03/13/2023 03/13/2023 03/13/2023 03/13/2023 Analysis of prior sale or transfer history of the subject property and comparable sales No prior sale transfer reported for the subject in the past 36 months. No

reported prior sales of comparable sales in the past 12 months.

Exterior-Only Inspection Individual Condominium Unit Appraisal Report File No. CndExtFoothill

I There are / comba	There are 2 comparable properties currently effered for calc in the cubical paid barband ranging in price from \$ 690,000 to \$ 775,000							
There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 680,000 to \$ 775,000 There are 26 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 525,000 to \$ 785,000								
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 1	COMPARABLE		COMPARABLE SALE NO. 3		
Address and 543 W Fo	oothill Boulevard	543 W Foothill Blv	vd	547 W Foothill B	lvd	1049 Lakeview Ter		
Unit # 118, Glendora	CA 91741	122, Glendora, CA	A 91741	89, Glendora, CA	91741	-, Azusa, CA 9170	2	
Project Name and Foot		Foothill Collection		Foothill Collection		Rainbow Lake Clu		
,	IIII Collection		l		1		D	
Phase 1		1		1		2		
Proximity to Subject		0.02 miles NE		0.01 miles NW		1.41 miles NW		
Sale Price	\$	\$	755,000	\$	740,000	\$	690,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 403.74 sq. ft.	,	\$ 418.08 sq. ft.	, i	\$ 403.98 sq. ft.	,	
	ψ 0.00 3q. π.	CRMLS #V1-1433	27.DOM 60	CRMLS#AR2217	(6202-DOM 20	CRMLS #CV2300	0406-DOM 6	
Data Source(s)					· · · · · · · · · · · · · · · · · · ·			
Verification Source(s)		Doc #1007870/Re	ealist	Doc #1137525/R	ealist	Doc #118654/Rea	list	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing		ArmLth		ArmLth		ArmLth		
Concessions		Conv;0	0	Conv;0	0	Conv;0	0	
		· · · · · · · · · · · · · · · · · · ·						
Date of Sale/Time		s10/22;c10/22	-26,425	s10/22;c09/22	-31,080	s02/23;c01/23	0	
Location	N;Res;	N;Res;		N;Res;		N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		
HOA Mo. Assessment	\$245	\$245		\$245	1	\$475	0	
	<u>'</u>			•	+		U	
Common Elements	Pool/Spa	Pool/Spa		Pool/Spa		Pool/Spa		
and Rec. Facilities	Common Areas	Common Areas		Common Areas		Common Areas		
Floor Location	1	1		1		1		
	B;Mtn;	B;Mtn;		B;Mtn;	1	B;Mtn;		
View		, ,		, ,	+			
Design (Style)	RT2L;Contemp	RT2L;Contemp		RT2L;Contemp	1	RT2L;Contemp		
Quality of Construction	Q4	Q4		Q4		Q4		
Actual Age	6	6		5	0		15,000	
	C3	C3		C3	1	C3	10,000	
Condition					1			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	6 3 2.2	6 3 2.2		6 3 3.1	-6,500	6 3 2.0	5,500	
Gross Living Area	1,880 sq. ft.	1,870 sq. ft.	0	1,770 sq. ft		1,708 sq. ft.	9,300	
· · · · · · · · · · · · · · · · · · ·					. 5,300		9,300	
Basement & Finished	0sf	0sf		0sf		0sf		
Rooms Below Grade								
Functional Utility	Average	Average		Average		Average		
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC		
							40.000	
Energy Efficient Items	Solar Panels	Solar Panels		Solar Panels		None	10,000	
Garage/Carport	2g;garage	2g;garage		2g;garage		2g;garage		
Porch/Patio/Deck	Porch/Balcony	Porch/Balcony		Porch/Balcony		Porch/Balcony		
1 Orong anorbook								
•								
Net Adjustment (Total)		+ X- \$	26,425	+ X- \$	31,680	X + - \$	39,800	
			-, -				,	
		Not Adi -3 5%		Not Adi _/ 3%	·	Not Adi 5 8%		
Adjusted Sale Price		Net Adj3.5%	700 575	Net Adj4.3%	·	Net Adj. 5.8%	700 000	
Adjusted Sale Price of Comparables		Gross Adj. 3.5% \$	728,575	, ,	708,320	,	729,800	
Adjusted Sale Price	ison Approach See Att	Gross Adj. 3.5% \$	728,575	, ,	·	,	729,800	
Adjusted Sale Price of Comparables	ison Approach See Atta	Gross Adj. 3.5% \$	728,575	, ,	·	,	729,800	
Adjusted Sale Price of Comparables	ison Approach See Atta	Gross Adj. 3.5% \$	728,575	, ,	·	,	729,800	
Adjusted Sale Price of Comparables	ison Approach See Atta	Gross Adj. 3.5% \$	728,575	, ,	·	,	729,800	
Adjusted Sale Price of Comparables	ison Approach See Atta	Gross Adj. 3.5% \$	728,575	, ,	·	,	729,800	
Adjusted Sale Price of Comparables	ison Approach See Atta	Gross Adj. 3.5% \$	728,575	, ,	·	,	729,800	
Adjusted Sale Price of Comparables	ison Approach See Atta	Gross Adj. 3.5% \$	728,575	, ,	·	,	729,800	
Adjusted Sale Price of Comparables	ison Approach See Atta	Gross Adj. 3.5% \$	728,575	, ,	·	,	729,800	
Adjusted Sale Price of Comparables	ison Approach See Atta	Gross Adj. 3.5% \$	728,575	, ,	·	,	729,800	
Adjusted Sale Price of Comparables	ison Approach See Atta	Gross Adj. 3.5% \$	728,575	, ,	·	,	729,800	
Adjusted Sale Price of Comparables	ison Approach See Atta	Gross Adj. 3.5% \$	728,575	, ,	·	,	729,800	
Adjusted Sale Price of Comparables	ison Approach See Atta	Gross Adj. 3.5% \$	728,575	, ,	·	,	729,800	
Adjusted Sale Price of Comparables	ison Approach See Atta	Gross Adj. 3.5% \$	728,575	, ,	·	,	729,800	
Adjusted Sale Price of Comparables Summary of Sales Compar		Gross Adj. 3.5% \$ ached Addendum.	728,575	, ,	·	,	729,800	
Adjusted Sale Price of Comparables		Gross Adj. 3.5% \$ ached Addendum.		Gross Adj. 5.9% \$	708,320	,	729,800	
Adjusted Sale Price of Comparables Summary of Sales Compar	omparison Approach \$ 72	Gross Adj. 3.5% \$ ached Addendum.		Gross Adj. 5.9% \$	708,320	Gross Adj. 5.8% \$	729,800	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market I	omparison Approach \$ 72	Gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier	ACH TO VALUE (r = \$	Gross Adj. 5.9% \$ not required by Fannie Indicate	708,320 P Mae) ed Value by Income A	Gross Adj. 5.8% \$		
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market I	omparison Approach \$ 72	Gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier	ACH TO VALUE (r = \$	Gross Adj. 5.9% \$ not required by Fannie Indicate	708,320 P Mae) ed Value by Income A	Gross Adj. 5.8% \$		
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market F Summary of Income Approx	omparison Approach \$ 72 Rent \$ ach (including support for m	Gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Th	ACH TO VALUE (r = \$ e income appr	Gross Adj. 5.9% \$ not required by Fannie Indicate	708,320 P Mae) ed Value by Income A	Gross Adj. 5.8% \$		
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market F Summary of Income Approx	omparison Approach \$ 72	Gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Th	ACH TO VALUE (r = \$ e income appr	Gross Adj. 5.9% \$ not required by Fannie Indicate	708,320 P Mae) ed Value by Income A	Gross Adj. 5.8% \$		
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market I Summary of Income Approa occupied units. Re	omparison Approach \$ 72 Rent \$ ach (including support for mental data to suppor	Gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Th t income would be	ACH TO VALUE (r = \$ e income appr	Gross Adj. 5.9% \$ not required by Fannie Indicate	708,320 P Mae) ed Value by Income A	Gross Adj. 5.8% \$		
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market F Summary of Income Approx	omparison Approach \$ 72 Rent \$ ach (including support for mental data to suppor	Gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Th t income would be	ACH TO VALUE (r = \$ e income appr	not required by Fannie Indicate oach is not consider	708,320 P Mae) ed Value by Income A	Gross Adj. 5.8% \$		
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market I Summary of Income Approa occupied units. Re Indicated Value by: Sales	omparison Approach \$ 72 Rent \$ ach (including support for mental data to supports) s Comparison Approach	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Thi t income would be	ACH TO VALUE (r = \$ e income appr limited.	not required by Fannie Indicate oach is not consider	708,320 Page Mae) End Value by Income Andered applicable Deproach (if developed)	approach e for predominantly	owner	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market F Summary of Income Approa occupied units. Re Indicated Value by: Sale The sales comparis	omparison Approach \$ 72 Rent \$ ach (including support for mental data to support) s Comparison Approach son approach is the	9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) t income would be \$729,000 best indicator to va	ACH TO VALUE (r = \$ e income appr limited.	not required by Fannie Indicate oach is not considerate approach is more	e Mae) ed Value by Income Adered applicable approach (if develope appropriately u	approach e for predominantly ead) \$ used for new and pi	owner	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market F Summary of Income Approa occupied units. Re Indicated Value by: Sale The sales comparis construction, thus,	omparison Approach \$ 72 Rent \$ ach (including support for mental data to supports comparison Approach son approach is the the cost approach v	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Th t income would be \$729,000 best indicator to va vas given seconda	ACH TO VALUE (r = \$ e income appr limited. alue. The cost ry weight to va	not required by Fannie Indicate oach is not considerate in the property of the	e Mae) ed Value by Income Adered applicable approach (if develope appropriately u	approach e for predominantly ead) \$ used for new and pi	owner	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market F Summary of Income Approa occupied units. Re Indicated Value by: Sale The sales comparis	omparison Approach \$ 72 Rent \$ ach (including support for mental data to supports comparison Approach son approach is the the cost approach v	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Th t income would be \$729,000 best indicator to va vas given seconda	ACH TO VALUE (r = \$ e income appr limited. alue. The cost ry weight to va	not required by Fannie Indicate oach is not considerate in the property of the	e Mae) ed Value by Income Adered applicable approach (if develope appropriately u	approach e for predominantly ead) \$ used for new and pi	owner	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market F Summary of Income Approa occupied units. Re Indicated Value by: Sale The sales comparis construction, thus,	omparison Approach \$ 72 Rent \$ ach (including support for mental data to supports comparison Approach son approach is the the cost approach v	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Th t income would be \$729,000 best indicator to va vas given seconda	ACH TO VALUE (r = \$ e income appr limited. alue. The cost ry weight to va	not required by Fannie Indicate oach is not considerate in the property of the	e Mae) ed Value by Income Adered applicable approach (if develope appropriately u	approach e for predominantly ead) \$ used for new and pi	owner	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market If Summary of Income Approx occupied units. Re Indicated Value by: Sale The sales comparis construction, thus, gross rental multiple	omparison Approach \$ 72 Rent \$ ach (including support for mental data to support section approach is the the cost approach vier (GRM) and inco	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Thi t income would be \$729,000 best indicator to va vas given seconda me approach were	ACH TO VALUE (r = \$ e income appr limited. alue. The cost ry weight to va	not required by Fannie Indicate oach is not considerate in the property of the	e Mae) ed Value by Income Adered applicable approach (if develope appropriately u	approach e for predominantly ead) \$ used for new and pi	owner	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market F Summary of Income Approa occupied units. Re Indicated Value by: Sale The sales comparis construction, thus,	omparison Approach \$ 72 Rent \$ ach (including support for mental data to support section approach is the the cost approach vier (GRM) and inco	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Thi t income would be \$729,000 best indicator to va vas given seconda me approach were	ACH TO VALUE (r = \$ e income appr limited. alue. The cost ry weight to va	not required by Fannie Indicate oach is not considerate in the property of the	e Mae) ed Value by Income Adered applicable approach (if develope appropriately u	approach e for predominantly ead) \$ used for new and pi	owner	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market If Summary of Income Approx occupied units. Re Indicated Value by: Sale The sales comparis construction, thus, gross rental multiple	omparison Approach \$ 72 Rent \$ ach (including support for mental data to support section approach is the the cost approach vier (GRM) and inco	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Thi t income would be \$729,000 best indicator to va vas given seconda me approach were	ACH TO VALUE (r = \$ e income appr limited. alue. The cost ry weight to va	not required by Fannie Indicate oach is not considerate in the property of the	e Mae) ed Value by Income Adered applicable approach (if develope appropriately u	approach e for predominantly ead) \$ used for new and pi	owner	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market If Summary of Income Approx occupied units. Re Indicated Value by: Sale The sales comparis construction, thus, gross rental multiple	omparison Approach \$ 72 Rent \$ ach (including support for mental data to support section approach is the the cost approach vier (GRM) and inco	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Thi t income would be \$729,000 best indicator to va vas given seconda me approach were	ACH TO VALUE (r = \$ e income appr limited. alue. The cost ry weight to va	not required by Fannie Indicate oach is not considerate in the property of the	e Mae) ed Value by Income Adered applicable approach (if develope appropriately u	approach e for predominantly ead) \$ used for new and pi	owner	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market If Summary of Income Approx occupied units. Re Indicated Value by: Sale The sales comparis construction, thus, gross rental multiple	omparison Approach \$ 72 Rent \$ ach (including support for mental data to support section approach is the the cost approach vier (GRM) and inco	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Thi t income would be \$729,000 best indicator to va vas given seconda me approach were	ACH TO VALUE (r = \$ e income appr limited. alue. The cost ry weight to va	not required by Fannie Indicate oach is not considerate in the property of the	e Mae) ed Value by Income Adered applicable approach (if develope appropriately u	approach e for predominantly ead) \$ used for new and pi	owner	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market If Summary of Income Approx occupied units. Re Indicated Value by: Sale The sales comparis construction, thus, gross rental multiple	omparison Approach \$ 72 Rent \$ ach (including support for mental data to support section approach is the the cost approach vier (GRM) and inco	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Thi t income would be \$729,000 best indicator to va vas given seconda me approach were	ACH TO VALUE (r = \$ e income appr limited. alue. The cost ry weight to va	not required by Fannie Indicate oach is not considerate in the property of the	e Mae) ed Value by Income Adered applicable approach (if develope appropriately u	approach e for predominantly ead) \$ used for new and pi	owner	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market F Summary of Income Approa occupied units. Re Indicated Value by: Sale The sales comparis construction, thus, gross rental multipl Clear Capital AMC	omparison Approach \$ 72 Rent \$ ach (including support for mental data to supports comparison Approach son approach is the the cost approach vier (GRM) and inco	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Th t income would be \$729,000 best indicator to va vas given seconda me approach were	ACH TO VALUE (r = \$ e income appr limited. alue. The cost ry weight to va not utilized in	not required by Fannie Indicate oach is not consider approach is more lue. The neighbor the report.	e Mae) ed Value by Income A dered applicable approach (if develope appropriately u	pproach e for predominantly sed) \$ used for new and principle in the property of the property	owner roposed rs. Thus, the	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market F Summary of Income Approa occupied units. Re Indicated Value by: Sale The sales comparis construction, thus, gross rental multipl Clear Capital AMC This appraisal is made	omparison Approach \$ 72 Rent \$ ach (including support for mental data to supports on Approach son approach is the the cost approach vier (GRM) and inco Registration # 1256 X "as is," subject to	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Th t income would be \$729,000 best indicator to va vas given seconda me approach were	ACH TO VALUE (r = \$ e income appr limited. alue. The cost ry weight to va not utilized in	not required by Fannie Indicate oach is not considerable. The neighborthe report.	708,320 Pe Mae) Ed Value by Income Adered applicable appropriately unknown is predor	approach e for predominantly sed) \$ used for new and predominately owner use	owner roposed rs. Thus, the	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market I Summary of Income Approooccupied units. Re Indicated Value by: Sales The sales comparis construction, thus, gross rental multipl Clear Capital AMC This appraisal is made subject to the following	omparison Approach \$ 72 Rent \$ ach (including support for mental data to support son approach is the the cost approach vier (GRM) and inco Registration # 1256 X "as is," subject to repairs or alterations on the	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Thi t income would be \$729,000 best indicator to va vas given seconda me approach were	e income appr limited. alue. The cost ry weight to va not utilized in	Income Agapproach is more lue. The neighbothe report.	708,320 Pe Mae) Ed Value by Income Adered applicable appropriately unknown is predor	pproach e for predominantly sed) \$ used for new and principle in the property of the property	owner roposed rs. Thus, the	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market F Summary of Income Approa occupied units. Re Indicated Value by: Sale The sales comparis construction, thus, gross rental multipl Clear Capital AMC This appraisal is made	omparison Approach \$ 72 Rent \$ ach (including support for mental data to support son approach is the the cost approach vier (GRM) and inco Registration # 1256 X "as is," subject to repairs or alterations on the	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Thi t income would be \$729,000 best indicator to va vas given seconda me approach were	e income appr limited. alue. The cost ry weight to va not utilized in	Income Agapproach is more lue. The neighbothe report.	708,320 Pe Mae) Ed Value by Income Adered applicable appropriately unknown is predor	approach e for predominantly sed) \$ used for new and predominately owner use	owner roposed rs. Thus, the	
Adjusted Sale Price of Comparables Summary of Sales Comparables Summary of Sales Comparables Indicated Value by Sales Comparables Estimated Monthly Market If Summary of Income Approxoccupied units. Results also comparise construction, thus, gross rental multiple Clear Capital AMC This appraisal is made subject to the following	omparison Approach \$ 72 Rent \$ ach (including support for mental data to support son approach is the the cost approach vier (GRM) and inco Registration # 1256 X "as is," subject to repairs or alterations on the	gross Adj. 3.5% \$ ached Addendum. 9,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) Thi t income would be \$729,000 best indicator to va vas given seconda me approach were	e income appr limited. alue. The cost ry weight to va not utilized in	Income Agapproach is more lue. The neighbothe report.	708,320 Pe Mae) Ed Value by Income Adered applicable appropriately unknown is predor	approach e for predominantly sed) \$ used for new and predominately owner use	owner roposed rs. Thus, the	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market f Summary of Income Approx occupied units. Re Indicated Value by: Sale The sales comparis construction, thus, gross rental multipl Clear Capital AMC This appraisal is made subject to the following inspection based on the extension	omparison Approach \$ 72 Rent \$ ach (including support for mental data to supports comparison Approach is the the cost approach is the the cost approach vier (GRM) and inco Registration # 1256 X "as is," subject to repairs or alterations on the traordinary assumption that	g,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) The tincome would be \$729,000 best indicator to values given secondar me approach were	ach To Value (r = \$ e income appr limited. alue. The cost ry weight to va not utilized in specifications on the ndition that the repair does not require alter	Income Arapproach is more lue. The neighborthe report. basis of a hypothetical coes or alterations have beer eration or repair:	708,320 Part Mae) Ed Value by Income Adered applicable proproach (if develope appropriately under the complete of the compl	approach e for predominantly sed s sused for new and predominately owner use subject to the following	owner roposed rs. Thus, the	
Adjusted Sale Price of Comparables Summary of Sales Compar Indicated Value by Sales C Estimated Monthly Market I Summary of Income Approx occupied units. Re Indicated Value by: Sale The sales comparis construction, thus, gross rental multipl Clear Capital AMC This appraisal is made subject to the following	omparison Approach \$ 72 Rent \$ ach (including support for mental data to support section approach is the the cost approach is the the cost approach is ier (GRM) and inco Registration # 1256 X "as is," subject to repairs or alterations on the traordinary assumption that	g,000 INCOME APPROA X Gross Rent Multiplier arket rent and GRM) The tincome would be \$729,000 best indicator to values given secondal me approach were completion per plans and secondation or deficiency as of the subject prope	ACH TO VALUE (r = \$ e income appr limited. alue. The cost ry weight to va not utilized in specifications on the ndition that the repair does not require alte	Income Agapproach is more lue. The neighbor the report. basis of a hypothetical coes or alterations have been cration or repair:	PMae) ed Value by Income Adered applicable approach (if develope appropriately under the improvement of the improvement completed, or	approach e for predominantly sed s sused for new and prininately owner use subject to the following ent of assumptions and	owner roposed rs. Thus, the	

This report form is designed to report an appraisal of a unit in a condominium project or a condominium unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a cooperative project.

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

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) report his or her analysis, opinions, and conclusions in this appraisal report.

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

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

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

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

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

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

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

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

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

Exterior-Only Inspection Individual Condominium Unit Appraisal Report

File No. CndExtFoothill

- 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.

CLIDED/JEODA ADDDAIGED (ONLY IE DECLIDED)

AFFRAISER	SUPERVISOR I APPRAISER (ONLT IF REQUIRED)
1-14-	
Signature	Signature
Name Tamra Miller	Name
Company Name Appraisal Services	Company Name
Company Address 2615 Bonnie Brae Ave	Company Address
Claremont, CA 91711	
Telephone Number <u>949-433-4924</u>	Telephone Number
Email Address tmillerappraisal@gmail.com	Email Address
Date of Signature and Report 03/14/2023	Date of Signature
Effective Date of Appraisal 03/14/2023	State Certification #
State Certification # AR033837	or State License #
or State License # State #	State
or Other (describe) State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License 04/27/2024	
ADDRESS OF PROPERTY APPRAISED	SUBJECT PROPERTY
543 W Foothill Boulevard Unit # 118	Did not inspect exterior subject property
Glendora, CA 91741	Did inspect exterior of subject property from street
	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 729,000	
I ENDED OUT INT	COMPARADIE CALEO
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc	Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach Blvd Suite 100	Date of Inspection
Redondo Beach, CA 90278	
Email Address	

A DDD A ICED

Exterior-Only Inspection Individual Condominium Unit Appraisal Report

File No. CndExtFoothill

FEATURE		SUBJECT				SALE NO. 4	†		LE SALE NO. 5	1	COMPARA		ALE NO. 6
Address and 543 W Fo			635 W F				422 W Route 66			1	W Route		
Unit # 118, Glendora			20, Gler				97, Glendora, CA 91740			106, Glendora, CA 91740 Motif			
Project Name and Foot	hill Co	llection	Foothill	Collec	tion		Motif				if		
Phase 1			2	A 13 A	,		10			10			
Proximity to Subject			0.10 mil	es NV		700 000	0.63 m	iles SE	* 000.000		3 miles SI		775.000
Sale Price	\$	0.00 %	A 400 4	10 0	\$	760,000	A 440	40 0	\$ 680,000		140.07	\$	775,000
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 402.1			2.DOM 16		.12 sq. ft.	COEO-DOM 405		116.67 sq.		E61-DOM 10
Data Source(s)			Doc #66			3;DOM 16			6950;DOM 125			23035	561;DOM 10
Verification Source(s) VALUE ADJUSTMENTS	DI	SCRIPTION		RIPTION			Pendin	<u>g</u> Cription	() © Adhirator ant	Acti		NI I	() © Adligator and
	DE	ESCRIPTION	ArmLth	RIPTION		+(-) \$ Adjustment	Listing		+(-) \$ Adjustment	List	DESCRIPTION	IN	+(-) \$ Adjustment
Sale or Financing			Conv;0			0	Listing			LIST	ing		
Concessions Date of Sale/Time			s06/22;c	ns/22		-42,560	c02/23		-6,800	Λcti	\ <u>'</u>	-	-7,750
Location	N;Re	C:	N;Res;	503/22		-42,300	N;Res;		-0,800	N;R			-7,750
Leasehold/Fee Simple	_	s, Simple	Fee Sim	nlo			Fee Sir				Simple		
HOA Mo. Assessment	\$245		\$245	ipie			\$251	пріє		\$25			0
Common Elements	Pool/		Pool/Sp	2			Pool/Sr	na			ı/Spa		0
and Rec. Facilities	1	mon Areas	Commo		.			on Areas		1	nmon Are	200	
Floor Location	1	non Alcas	1	1171100	15		1	on / neac	,	1	111110117110	,43	
View	B;Mtr	٦·	B;Mtn;				B;Mtn;			B;M	ltn·		
Design (Style)		;Contemp	RT2L;C	ontemi	n			Contemp	,		L;Conten	nn	
Quality of Construction	Q4	.,	Q4	J. 1.O(11)	-		Q4	omp		Q4	,,	٠.٣	
Actual Age	6		6				4			5			0
Condition	C3		C3				C3			C3			
Above Grade		Irms. Baths	Total Bdrms.	Baths	s		Total Bdrms	s. Baths		1 1	Bdrms. Bat	ths	-5,000
Room Count	$\overline{}$	3 2.2	6 3	2.2	_		6 3	_	5,500	_	4 4.	_	-12,000
Gross Living Area		1,880 sq. ft.	-	, 890 s	-	0		1,650 sq			1,860		0
Basement & Finished	0sf	,	0sf	,	1		0sf	,	,	0sf	.,,,,,,	- p - M	
Rooms Below Grade													
Functional Utility	Avera	age	Average)			Averag	ie		Ave	rage		
Heating/Cooling	FWA		FWA/C/				FWA/C				A/CAC		
Energy Efficient Items	Solar	Panels	Solar Pa	anels			Solar F	Panels		Sola	ar Panels		
Garage/Carport	2g;ga	arage	2g;garag	ge			2g;gara	age		2g;	garage		
Porch/Patio/Deck		n/Balcony	Porch/B		,			Balcony			ch/Balcon	ny	
5													
Net Adjustment (Total)			+	X -	\$	42,560	X +		\$ 11,100) + X -	\$	24,750
Net Adjustment (Total) Adjusted Sale Price			+ Net Adj.	X - -5.6%		42,560	X + Net Adj.	1.6%		Net A			24,750
						42,560 717,440	Net Adj.	1.6%		Net A		%	
Adjusted Sale Price		SU	Net Adj.	-5.6%	\$		Net Adj. Gross Adj.	1.6% 3.6%		Net A	dj3.2°	% % \$	
Adjusted Sale Price of Comparables		SU	Net Adj. Gross Adj.	-5.6%	\$	717,440	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100	Net A	dj3.2°	% % \$	750,250
Adjusted Sale Price of Comparables ITEM			Net Adj. Gross Adj.	-5.6%	\$	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2°	% % \$	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)		Realist	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	Realist 03/13/2023	Net Adj. Gross Adj.	-5.6% 5.6%	\$ Rea	717,440 COMPARABLE SA	Net Adj. Gross Adj.	1.6% 3.6%	\$ 691,100 DMPARABLE SALE NO	Net A	dj3.2° Adj. 3.2° COMP	% \$ PARABL	750,250

Uniform Appraisal Dataset Definitions

File No. CndExtFoothill

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

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

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

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

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

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

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

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

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

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

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

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

Quality Ratings and Definitions

- Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.
- Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.
- Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.
- Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.
- Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.
- Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Abbreviati	ions Used in Data Sta	ndardization Text			
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site	in	Interior Only Stairs	Basement & Finished Rooms Below Grade
AdjPrk	Adjacent to Park	Location	Lndfl	Landfill	Location
-		Location			View
AdjPwr	Adjacent to Power Lines		LtdSght	Limited Sight	
A	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	N	Neutral	Location & View
br	Bedroom	Basement & Finished Rooms Below Grade	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
В	Beneficial	Location & View	ор	Open	Garage/Carport
BsyRd	Busy Road	Location	0	Other	Basement & Finished Rooms Below Grade
ср	Carport	Garage/Carport	0	Other	Design(Style)
Cash	Cash	Sale or Financing Concessions	Prk	Park View	View
CtySky	City View Skyline View	View	Pstrl	Pastoral View	View
		View	PwrLn	Power Lines	View
CtyStr	City Street View				
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
С	Contracted Date	Date of Sale/Time	rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Conv	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	Sale or Financing Concessions
CV	Covered	Garage/Carport	REO	REO Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
DOM	Days On Market	Data Sources	RT	Row or Townhouse	Design(Style)
DT	Detached Structure	Design(Style)	RH	Rural Housing - USDA	Sale or Financing Concessions
dw	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
	-	= :			9 . 3 .
Estate	Estate Sale	Sale or Financing Concessions	S	Settlement Date	Date of Sale/Time
e	Expiration Date	Date of Sale/Time	Short	Short Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
g	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
gbi	Garage - Built-in	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carport	wo	Walk Out Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
GlfCse	Golf Course	Location	WtrFr	Water Frontage	Location
Glfvw	Golf Course View	View	Wtr	Water View	View
					-
HR	High Rise Structure	Design(Style)	W	Withdrawn Date	Date of Sale/Time
Ind	Industrial	Location & View	Woods	Woods View	View
	oraiser-Defined Abbre				
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields

ADDENDUM

Borrower: Catamount Properties 2018 LLC	File	No.: CndExtFoothill
Property Address: 543 W Foothill Boulevard	Cas	se No.:
City: Glendora	State: CA	Zip: 91741
Lender: Wedgewood Inc		

Legal Description

Page 1

Neighborhood Description

The general neighborhood consists of single family residences and condominium/ townhomes and are constructed of average quality materials. Most homes units were built during the 1960's; condo/townhomes were built during the 1980's-2020's. The dwellings reflect overall average maintenance and repair. K-12 schools, community parks and convenient shopping located within one mile radius and two mile radius of freeway access. No adverse conditions noted.

Neighborhood Market Conditions

The MLS and DataQuick News Source reported an overall decline of prices and values for four quarters of 2022. Per DataQuick News the general market area has a rate of decrease of approximately .7% per month, therefore, indicative of declining prices and values in the general market area. The average marketing time range was reported at 5 to 125 days, and reasonable exposure time was 30 days. Conventional financing loans are typically sought after in subject's area.

Source: Corelogic/Realist/DataQuick News

Remaining Economic Life is estimated at 60 years.

Aditional Commentary

Through analyzation of numerous comps through matched paired sales analysis, it was determined that the subject's reasonable marketing time was reported between 4 to 77 days and reasonable exposure time was 40 days which was deemed typical for marketing times within the subject's neighborhood market area.

Other Utilities Included in Monthly Charge

Insurance/common area/landscaping upkeep and maintenance.

Additional Features

Exterior inspection was performed per engagement guidelines on 03/14/2023. "Foothill Collection" homeowner's association monthly dues of \$249 includes landscape upkeep/maintenance of common areas, trash, insurance.

The subject condominium project rental information was gathered on public records/tax assessor data source. Appraiser attempted to verify/obtain condo info from property management company for HOA dues, phase number, number of units and number of off-site units was unsuccessful. It was determined "Foothill Collection" has 0 rental units with no reported impact to marketability. The condo project is well-maintained and conforms to the surrounding general market neighborhood. Garage improvements, HOA dues and on site amenities are typical for the general market area, thus, do not impact the subject's project negatively, with no reported impact to marketability.

An extraordinary assumption was made that subject was in Phase 1 of development due to appraiser unable to verify subject data/condominum questionaire provided the Property Mgmt Co.

MLS listings of comparable sales disclosed number of units as 144 total in development at Foothill Collection.

Comments on Sales Comparison

No reported prior sale transfer for comparable sales in the past 12 months. The appraiser's search revealed that all comparables utilized in this report are the best available data from subject's general neighborhood and market area at time of inspection. All comps were reported as standard sales. Comparable sales bracketed the subject's square footage.

The solar panels are owned by the homeowner, however, a lease option are typically the option for homeowners with solar panels within the market area. No adverse conditions were reported. No adverse affect to marketability. The subject property does maintain a connection to the public electricity.

The subject was located in a gated entry condominum community, thus, appraiser had limited access to subject's common areas. All comps used in the sales grid were similar in marketability, similar newer condos and deemed reliable and credible.

No age adjustments were warranted for comps as the market revealed homes in the subject's general market area are typically upgraded and maintained, thus, no substantive market reasoning for age adjustments as comparables were similar in overall condition, upkeep and marketability.

All comparables utilized in this report are most relevant market data from subject's immediate neighborhood and market area at time of inspection. All comps were reported as standard sales. Comparable sales, listings bracket the subject's square footage.

Through paired sales analysis the market indicated homes with solar panels did command higher prices versus homes without solar panels, thus, adjustments warranted in the sales grid.

Comp 1 was reported in similar upgraded condition to kitchen/baths/flooring and was adjusted for time adjustment.

Comp 2 was reported in similar upgraded condition to kitchen/baths/flooring and was adjusted for time adjustment, bath count, GLA.

Comp 3 was reported in similar upgraded condition to kitchen/baths/flooring (however reported having an age of 42 yrs old) and was adjusted for year built, solar panels, bath count, GLA. Through paired sales analysis the market indicated homes that were newly built did command higher prices versus older homes built in 1980's, thus,adjustment warranted in the sales grid for comp 3. Comp 3 is located in a gated community and was not accessible for photo of front of comp 3, thus, MLS listing of front view was used in the appraisal. Original photo of gated front was taken of comp 3 development.

Comp 3 exceeds 1 mile from the subject and was used due to a lack of closed sales similar in upgraded

ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: CndExtFoothill			
Property Address: 543 W Foothill Boulevard	Case N	lo.:		
City: Glendora	State: CA	Zip: 91741		
Lender: Wednewood Inc				

condition/marketability, GLA, year built in the past 12 months and 3 mile radius thus an expanded search was conducted.

Comp 3 is an older built condo unit and was used due to a lack of closed sales similar in upgraded condition/marketability, GLA, year built in the past 12 months and 3 mile radius thus an expanded search was conducted.

Comp 4 was reported in similar upgraded condition to kitchen/baths/flooring and was adjusted for time adjustment.

Comp 5 pending sale was reported similar upgraded condition to kitchen/baths/flooring and was adjusted for list to sale, GLA, bath count.

Comp 6 active was reported similar upgraded condition to kitchen/baths/flooring and was adjusted for list to sale, bed count, bath count.

Through paired sales analysis the market indicated homes with 4 bedrooms did command higher prices/values versus homes with 3 bedrooms thus adjustment warranted in the sales grid.

Time adjustments for comps 1, 2, 4 were derived through paired sales analysis, as there were minimal recent closed sales (within the past 3 months) similar in marketability/GLA/year built as the subject.

Comp 2 exceeded 5 months from the effective date of the inspection. Comp 3 exceeded 6 months, comp 4 exceeded 10 months from the effective date of the inspection and were used due to a lack of closed sales similar in marketability, GLA, year built in the past 12 months and 3 mile radius.

Comp 3 did not warrant a time adjustment as it closed less than 50 days from the effective date of the inspection and through paired sales analysis the market indicated no time adjustment warranted in the first quarter of 2023.

Opinion of market value was derived from unadjusted and adjusted sale price ranges of comparable sales within the subject's immediate market area.

Through paired sales analysis the market indicated homes with 4/3.1 bathrooms did command higher prices/values versus homes with 2.2 bathrooms thus adjustments warranted in the sales grid.

All adjustments made to comparables were derived through paired sales analysis of the immediate market neighborhood and applied in the sales comparison approach to said closed sale comparables.

Most weight to value was placed on comp 1 when considering immediate market development (proximity to subject), least gross line adjustment, similar bedroom/bath count.

The opinion of value was not derived by averaging methodology, rather most weight to value of comparable sale 1 from sales comparison approach.

After all other adjustments were made an as-is opinion of value is \$729,000.

Clear Capital AMC California Registration # 1256

Fee Disclosure: The appraiser received \$215 fee (minus \$15 technology fee applied) for this assignment.

The appraiser is based in Claremont, CA. The appraiser is located within 9 miles from the property and has 19 years appraising in the market, thus, geographically competent.

On March 13, 2020, the United States Government declared a National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak. The effective date of this appraisal is after this declaration and is being performed using historical comparable sales and considering active listing and pending sales in the appraiser conclusion. Due to the rapidly changing economic conditions with this outbreak, the future impact to property values (and valuation) is not currently known. The impact of this outbreak also can vary from market to market and the appraiser has documented any known specific market conditions within the appraisal to better inform the client and intended users of the conditions seen at the time of the preparation of the appraisal.

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.

Appraisal Report; Prepared in Accordance with USPAP Standards Rule 2-2(a)

Market Conditions Addendum to the Appraisal Report File No. CndExtFoothill

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 543 W Foothill Boulevard City Glendora State CA Zip Code 91741									
Borrower Catamount Properties 2018 LLC Instructions: The appraiser must use the information require	ed on this form as the I	pasis for his/her concl	usions, and must prov	ride support for thos	e conclu	usions, regardin	ng housing trends and		
overall market conditions as reported in the Neighborhood section							•		
analysis as indicated below. If any required data is unavailable provide data for the shaded areas below; if it is available, however				-					
median, the appraiser should report the available figure and ident									
that would be used by a prospective buyer of the subject proper Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	is seasonal markets		onstruction, for everall Trend	eciosures, etc.		
Total # of Comparable Sales (Settled)	15	8	3	Increasing	\rightarrow	Stable	X Declining		
Absorption Rate (Total Sales/Months) Total # of Comparable Active Listings	2.50	2.67	1.00	Increasing Declining	_	Stable Stable	X Declining Increasing		
Months of Housing Supply (Total Listings/Ab.Rate)	0.40	0.75	2.00	Declining		Stable	X Increasing		
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Increasing	_	verall Trend Stable	X Declining		
Median Comparable Sale Price Median Comparable Sales Days on Market	717,500 14	679,000 18	660,000 5	Increasing X Declining	\Rightarrow	Stable Stable	Increasing		
Median Comparable List Price	765,000	775,000	775,000	Increasing	\rightarrow	Stable	Declining		
Median Comparable Listings Days on Market Median Sale Price as % of List Price	94.00%	50 88.00%	10 85.00%	X Declining Increasing	\Rightarrow	Stable Stable	Increasing X Declining		
Seller-(developer, builder, etc.)paid financial assistance prevaler			00.0070	Declining	\rightarrow	Stable	Increasing		
Explain in detail the seller concessions trends for the past 12 m									
An analysis was performed on 26 competing seller concessions. This analysis shows a ch			. For those sale	s, a total of 15	5.0% v	were report	ted to have		
delici cerroccione. Trile arialysis cheme a cir	ungo or 11070 p	701 111011111							
Are foreclosure sales (REO sales) a factor in the market?	Yes X No If v	yes, explain (including	the trends in listings a	and sales of foreclos	ed prope	erties).			
An analysis was performed on 26 competing	-		_				ed to be REO.		
				1	(0000	N (11)			
the reduce fields of the addendam. 7 my perc	Joint Gridings 100	Cite data sources for above information. Information reported in the CRMLS system (using an effective date of 03/14/2023) 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									
	-			-	ditional	information, su	uch as an analysis of		
pending sales and/or expired and withdrawn listings, to formulate	your conclusions, pro	ovide both an explanat	ion and support for yo	ur conclusions.			-		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -	e your conclusions, pro sales over the p 1.2% per month	ovide both an explanat bast 12 months n. Based on all s	ion and support for yo . The sales with sales in this sar	our conclusions. hin this group h me group, ther	nad a re is a	median sa 0.6 month	le price of supply. This		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -analysis shows a change of -0.9% per month	e your conclusions, pro sales over the p 1.2% per month	ovide both an explanat bast 12 months n. Based on all s	ion and support for yo . The sales with sales in this sar	our conclusions. hin this group h me group, ther	nad a re is a	median sa 0.6 month	le price of supply. This		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -	e your conclusions, pro sales over the p 1.2% per month	ovide both an explanat bast 12 months n. Based on all s	ion and support for yo . The sales with sales in this sar	our conclusions. hin this group h me group, ther	nad a re is a	median sa 0.6 month	le price of supply. This		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -analysis shows a change of -0.9% per month	e your conclusions, pro sales over the p 1.2% per month	ovide both an explanat bast 12 months n. Based on all s	ion and support for yo . The sales with sales in this sar	our conclusions. hin this group h me group, ther	nad a re is a	median sa 0.6 month	le price of supply. This		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -analysis shows a change of -0.9% per month	e your conclusions, pro sales over the p 1.2% per month	ovide both an explanat bast 12 months n. Based on all s	ion and support for yo . The sales with sales in this sar	our conclusions. hin this group h me group, ther	nad a re is a	median sa 0.6 month	le price of supply. This		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative	e your conclusions, pro sales over the p 1.2% per month . These sales h	ovide both an explanat past 12 months n. Based on all s ad a median Do	ion and support for your for your form and support for your file sales with sales in this sar form of 12. This is condominum	ur conclusions. iin this group the group, there analysis show	nad a re is a s a ch	median sa 0.6 month nange of +3	lle price of n supply. This 3.1% per		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data	e your conclusions, pro sales over the p 1.2% per month . These sales h	ovide both an explanat coast 12 months. h. Based on all s ad a median Do te the following: C	condominum Current - 3 Months	ur conclusions. nin this group hat group, there analysis show	nad a re is a s a ch	median sa 0.6 month nange of +3 ne: Foothill	lle price of supply. This 3.1% per		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative	e your conclusions, pro sales over the p 1.2% per month . These sales h	ovide both an explanat past 12 months n. Based on all s ad a median Do	ion and support for your for your form and support for your file sales with sales in this sar OM of 12. This is condominum	ur conclusions. iin this group the group, there analysis show	nad a e is a s a ch	median sa 0.6 month nange of +3	lle price of n supply. This 3.1% per		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of analysis shows a change of analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	e your conclusions, pro sales over the p 1.2% per month. These sales h	byide both an explanat coast 12 months. a. Based on all standard and a median Double te the following: Comprise 4-6 Months 6 2.00 2	Condominum Current - 3 Months 2 0.67	Project Increasing In Conclusions. In this group has group, there analysis show	e is a s a ch	median sa 0.6 month nange of +3 e: Foothill e: Foothill verall Trend Stable Stable Stable	le price of a supply. This 3.1% per Collection X Declining X Declining Increasing		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of analysis shows a change of analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pro sales over the p 1.2% per month . These sales h re project, complete Prior 7-12 Months 12 2.00 1 0.50	byide both an explanat coast 12 months. a. Based on all standard a median Double te the following: Comprise 4-6 Months 6 2.00 2 1.00	Condominum Current - 3 Months 2 0.67 1 1.49	Project Increasing Increasing Declining	et Nam	median sa 0.6 month nange of +3 e: Foothill e: Foothill e: Foothill verall Trend Stable Stable Stable Stable	collection X Declining X Declining X Increasing X Increasing		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of analysis shows a change of analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	e your conclusions, pro sales over the p 1.2% per month . These sales h re project, complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If	by by the both an explanat past 12 months. a. Based on all standard a median Double the following: Control of the prior 4-6 Months 6 2.00 2 1.00 yes, indicate the numbers.	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and	Project Increasing Increasing Declining	et Nam	median sa 0.6 month nange of +3 de: Foothill everall Trend Stable Stable Stable Stable Stable	Collection X Declining X Declining Increasing X Increasing Oreclosed properties.		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -analysis shows a change of -analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	e your conclusions, pro sales over the p 1.2% per month . These sales h re project, complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If	by by the both an explanat past 12 months. a. Based on all standard a median Double the following: Control of the prior 4-6 Months 6 2.00 2 1.00 yes, indicate the numbers.	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and	Project Increasing Increasing Declining	et Nam	median sa 0.6 month nange of +3 de: Foothill everall Trend Stable Stable Stable Stable Stable	Collection X Declining X Declining Increasing X Increasing Oreclosed properties.		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of analysis shows a change of analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from	e your conclusions, pro sales over the p 1.2% per month . These sales h re project, complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If	by by the both an explanat past 12 months. a. Based on all standard a median Double the following: Control of the prior 4-6 Months 6 2.00 2 1.00 yes, indicate the numbers.	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and	Project Increasing Increasing Declining	et Nam	median sa 0.6 month nange of +3 de: Foothill everall Trend Stable Stable Stable Stable Stable	Collection X Declining X Declining Increasing X Increasing Oreclosed properties.		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of analysis shows a change of analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from	e your conclusions, pro sales over the p 1.2% per month . These sales h re project, complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If	by by the both an explanat past 12 months. a. Based on all standard a median Double the following: Control of the prior 4-6 Months 6 2.00 2 1.00 yes, indicate the numbers.	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and	Project Increasing Increasing Declining	et Nam	median sa 0.6 month nange of +3 de: Foothill everall Trend Stable Stable Stable Stable Stable	Collection X Declining X Declining Increasing X Increasing Oreclosed properties.		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of analysis shows a change of analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from	e your conclusions, pro sales over the p 1.2% per month . These sales h re project, complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If	by by the both an explanat past 12 months. a. Based on all standard a median Double the following: Control of the prior 4-6 Months 6 2.00 2 1.00 yes, indicate the numbers.	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and	Project Increasing Increasing Declining	et Nam	median sa 0.6 month nange of +3 de: Foothill everall Trend Stable Stable Stable Stable Stable	Collection X Declining X Declining Increasing X Increasing Oreclosed properties.		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -analysis shows a change of -analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from to be REO.	e your conclusions, prosales over the prosect of th	byide both an explanat coast 12 months. Based on all standard and a median Double te the following: Comprise 4-6 Months 6 2.00 2 1.00 yes, indicate the number of over the pass	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and t 12 months. Fo	Project Increasing Increasing Declining	ct Nam	median sa 0.6 month nange of +3 e: Foothill e: Foothill e: Foothill verall Trend Stable Stable Stable Stable stable stable s and sales of formal of 0.0% of the sales of the sa	Collection X Declining X Declining Increasing X Increasing Oreclosed properties. Were reported		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from to be REO. Summarize the above trends and address the impact on the subject properties from the condo project, over the parallel sales.	e your conclusions, pro sales over the p 1.2% per month . These sales h re project , complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If y the condo project.	Divide both an explanat coast 12 months. Divide Based on all so and a median Divide the following: Coast 4-6 Months Experience of the following: Coast 4-6 Months E	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and t 12 months. For	Project Increasing Declining Peclining Peclining Peclining Person Prose Sales, and 20 sales plus	et Nam O n listings a tota	median sa 0.6 month nange of +3 de: Foothill ee: Foothill everall Trend Stable Stable Stable Stable s and sales of for all of 0.0% of	Collection X Declining X Declining Increasing X Increasing oreclosed properties. Were reported		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of analysis shows a change of analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from to be REO. Summarize the above trends and address the impact on the subject of the subject of the subject of the subject of the sales and address the impact on the subject of the subject	e your conclusions, pro sales over the p 1.2% per month . These sales h re project , complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If y the condo project.	Divide both an explanat coast 12 months. Divide Based on all so and a median Divide the following: Coast 4-6 Months Experience of the following: Coast 4-6 Months E	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and t 12 months. For	Project Increasing Declining Peclining Peclining Peclining Person Prose Sales, and 20 sales plus	et Nam O n listings a tota	median sa 0.6 month nange of +3 de: Foothill ee: Foothill everall Trend Stable Stable Stable Stable s and sales of for all of 0.0% of	Collection X Declining X Declining Increasing X Increasing oreclosed properties. Were reported		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from to be REO. Summarize the above trends and address the impact on the subject properties from the condo project, over the parallel sales.	e your conclusions, pro sales over the p 1.2% per month . These sales h re project , complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If y the condo project.	Divide both an explanat coast 12 months. Divide Based on all so and a median Divide the following: Coast 4-6 Months Experience of the following: Coast 4-6 Months E	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and t 12 months. For	Project Increasing Declining Peclining Peclining Peclining Person Prose Sales, and 20 sales plus	et Nam O n listings a tota	median sa 0.6 month nange of +3 de: Foothill ee: Foothill everall Trend Stable Stable Stable Stable s and sales of for all of 0.0% of	Collection X Declining X Declining Increasing X Increasing oreclosed properties. Were reported		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from to be REO. Summarize the above trends and address the impact on the subject properties from the condo project, over the parallel sales.	e your conclusions, pro sales over the p 1.2% per month . These sales h re project , complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If y the condo project.	Divide both an explanat coast 12 months. Divide Based on all so and a median Divide the following: Coast 4-6 Months Experience of the following: Coast 4-6 Months E	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and t 12 months. For	Project Increasing Declining Peclining Peclining Peclining Person Prose Sales, and 20 sales plus	et Nam O n listings a tota	median sa 0.6 month nange of +3 de: Foothill ee: Foothill everall Trend Stable Stable Stable Stable s and sales of for all of 0.0% of	Collection X Declining X Declining Increasing X Increasing oreclosed properties. Were reported		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -analysis shows a change of -analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from to be REO. Summarize the above trends and address the impact on the subject properties from the condo project, over the pershows a change of -0.9% per month.	e your conclusions, pro sales over the p 1.2% per month . These sales h re project , complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If y the condo project.	ovide both an explanat past 12 months. a. Based on all standard a median Double te the following: Control of the the following: Control of the foll	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and t 12 months. For	Project Increasing Declining Declining Perplain the trends in those sales, at there is a 0.6	ct Nam O I strings a tota	median sa 0.6 month nange of +3 e: Foothill e: Foothill e: Foothill e: Foothill e: Foothill e: Stable Stable Stable Stable s and sales of formal of 0.0% of the supply.	Collection Collection X Declining X Declining X Increasing Collection This analysis		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from to be REO. Summarize the above trends and address the impact on the subject properties from the condo project, over the parallel sales.	e your conclusions, pro sales over the p 1.2% per month . These sales h re project , complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If y the condo project.	ovide both an explanat past 12 months. a. Based on all standard a median Double te the following: Control of the the following: Control of the foll	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and t 12 months. For	Project Increasing Declining Declining Perplain the trends in those sales, at there is a 0.6	ct Nam O I strings a tota	median sa 0.6 month nange of +3 e: Foothill e: Foothill e: Foothill e: Foothill e: Foothill e: Stable Stable Stable Stable s and sales of formal of 0.0% of the supply.	Collection Collection X Declining X Declining X Increasing Collection This analysis		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -analysis shows a change of -analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from to be REO. Summarize the above trends and address the impact on the subproperties from the condo project, over the pashows a change of -0.9% per month.	e your conclusions, pro sales over the p 1.2% per month . These sales h re project , complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If y the condo project.	poide both an explanat past 12 months. Based on all sad a median Double the following: Comprise 4-6 Months 6 2.00 2 1.00 yes, indicate the number over the pase as an analysis was Based on this explanation.	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and t 12 months. For the set of data	Project Increasing Inc	et Namor	median sand 0.6 month of the control	Collection X Declining X Declining Increasing X Increasing Oreclosed properties. Were reported gs that are This analysis		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -analysis shows a change of -analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from to be REO. Summarize the above trends and address the impact on the subject properties from the condo project, over the pershows a change of -0.9% per month.	e your conclusions, pro sales over the p 1.2% per month . These sales h re project , complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If y the condo project.	poide both an explanat past 12 months. a. Based on all standard a median Double te the following: Comprise 4-6 Months 6 2.00 2 1.00 yes, indicate the number over the past assed on this explanation. Supplemental Signal Signa	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and t 12 months. For the set of data	Project Increasing Inc	et Namor	median sand 0.6 month of the control	Collection X Declining X Declining Increasing X Increasing Oreclosed properties. Were reported gs that are This analysis		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -analysis shows a change of -analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from to be REO. Summarize the above trends and address the impact on the subproperties from the condo project, over the pashows a change of -0.9% per month.	e your conclusions, pro sales over the p 1.2% per month . These sales h re project , complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If y the condo project.	poide both an explanat past 12 months. a. Based on all standard a median Double. The the following: Control 4-6 Months 6 2.00 2 1.00 yes, indicate the number over the past assed on this explanation. Supplementary and supplem	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and t 12 months. For the set of data	Project Increasing Neclining Project Increasing Neclining Peclining Peclinin	et Name Or State of S	median sand 0.6 month of the control	Collection X Declining X Declining Increasing X Increasing Oreclosed properties. Were reported This analysis		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -analysis shows a change of -analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from to be REO. Summarize the above trends and address the impact on the subject properties from the condo project, over the pashows a change of -0.9% per month. APPRAISER Signature Name Tamra Miller Company Name Appraisal Services Company Address 2615 Bonnie Brae Ave	e your conclusions, pro sales over the p 1.2% per month . These sales h re project , complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If y the condo project.	covide both an explanat coast 12 months. a. Based on all state the following: Comprise 4-6 Months 6 2.00 2 1.00 yes, indicate the number over the pase on this explanation of the pase	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and t 12 months. For the set of data	Project Increasing Neclining Declining Peclining Peclining I explain the trends in those sales, at there is a 0.6	et Name Or State of S	median sand 0.6 month of the control	Collection X Declining X Declining Increasing X Increasing Oreclosed properties. Were reported This analysis		
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 26 competing \$706,500. This analysis shows a change of -analysis shows a change of -analysis shows a change of -0.9% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? An analysis was performed on 20 sales from to be REO. Summarize the above trends and address the impact on the subject properties from the condo project, over the pashows a change of -0.9% per month. APPRAISER Signature Name Tamra Miller Company Name Appraisal Services	e your conclusions, pro sales over the p 1.2% per month . These sales h re project , complet Prior 7-12 Months 12 2.00 1 0.50 Yes X No If y the condo project.	covide both an explanat coast 12 months on the second of the the following: Comprise the the following: Comprise 4-6 Months 6 2.00 2 1.00 cost, indicate the number of over the passed on this explanation of the second of the se	Condominum Current - 3 Months 2 0.67 1 1.49 er of REO listings and t 12 months. For the set of data	Project Increasing Neclining Declining Peclining Peclini	et Name O	median sa 0.6 month nange of +3 e: Foothill everall Trend Stable Stable Stable s and sales of for all of 0.0% of the supply.	Collection X Declining X Declining Increasing X Increasing Oreclosed properties. Were reported This analysis		

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC
Property Address: 543 W Foothill Boulevard
City: Glendora
Lender: Wedgewood Inc



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: March 14, 2023 Appraised Value: \$ 729,000



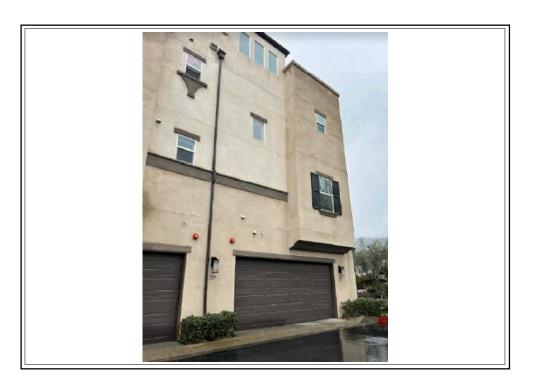
REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC
Property Address: 543 W Foothill Boulevard
City: Glendora
Lender: Wedgewood Inc



COMPARABLE SALE #1

543 W Foothill Blvd 122, Glendora, CA 91741 Sale Date: s10/22;c10/22 Sale Price: \$ 755,000



COMPARABLE SALE #2

547 W Foothill Blvd 89, Glendora, CA 91741 Sale Date: s10/22;c09/22 Sale Price: \$ 740,000

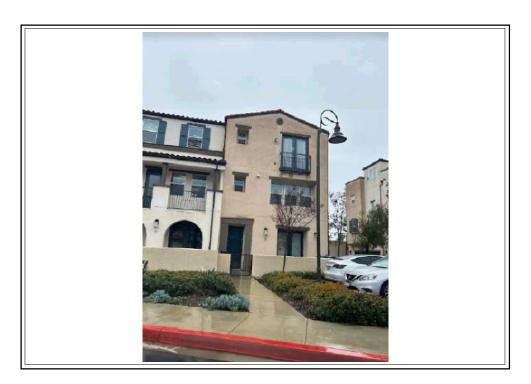


COMPARABLE SALE #3

1049 Lakeview Ter -, Azusa, CA 91702 Sale Date: s02/23;c01/23 Sale Price: \$ 690,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File I	No.: CndExtFoothill
Property Address: 543 W Foothill Boulevard	Case	e No.:
City: Glendora	State: CA	Zip: 91741
Lender: Wedgewood Inc		<u> </u>



COMPARABLE SALE #4

635 W Foothill Blvd 20, Glendora, CA 91741 Sale Date: s06/22;c05/22 Sale Price: \$ 760,000



COMPARABLE SALE #5

422 W Route 66 97, Glendora, CA 91740 Sale Date: c02/23 Sale Price: \$ 680,000



COMPARABLE SALE #6

422 W Route 66 106, Glendora, CA 91740 Sale Date: Active Sale Price: \$ 775,000

Borrower: Catamount Properties 2018 LLC	File N	lo.: CndExtFoothill
Property Address: 543 W Foothill Boulevard	Case	No.:
City: Glendora	State: CA	Zip: 91741
Lender: Wedgewood Inc		•



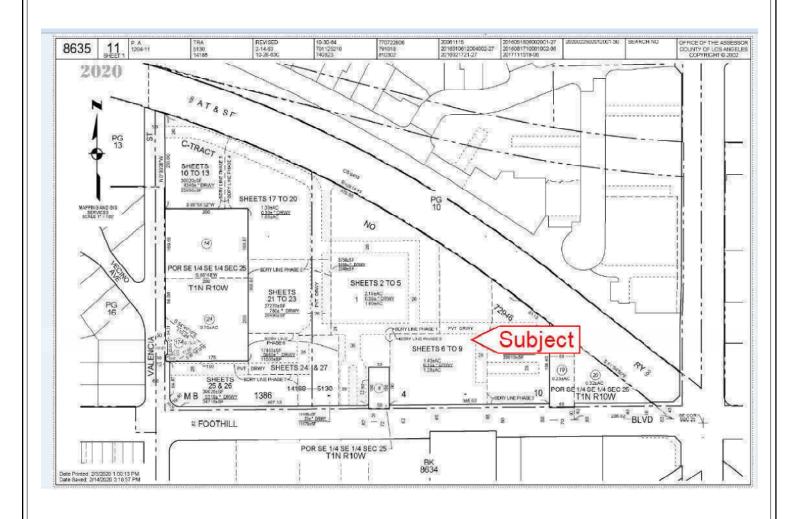
View of Side of Subject Property



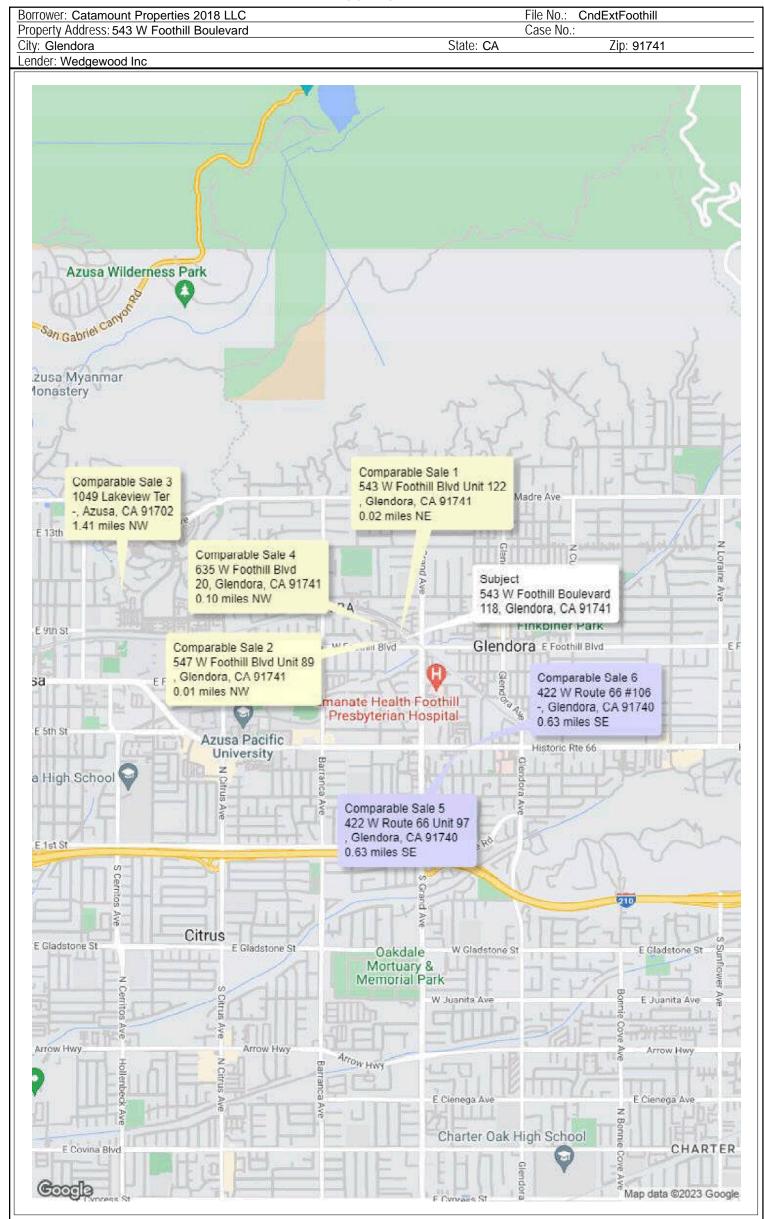
Comp 3 MLS Photo Gated Community No Access

PLAT MAP

Borrower: Catamount Properties 2018 LLC
Property Address: 543 W Foothill Boulevard
City: Glendora
Lender: Wedgewood Inc



LOCATION MAP



USPAP ADDENDUM

File No. CndExtFoothill

			USPAPAD	DENDON		
	: Catamount Properties 201					
City:	Address: <u>543 W Foothill Bou</u> Glendora		Los Angeles	State:	CA	Zip Code: 91741
Lender:	Wedgewood Inc					
4 DDD 4		ALTIFIC ATION				
	ISAL AND REPORT IDEN		DAD reporting	ontion		
	port was prepared under t	_				
X Ap	opraisal Report	A written report pr	epared under Stand	dards Rule 2-2(a).		
☐ Re	estricted Appraisal Report	A written report pr	epared under Stand	dards Rule 2-2(b).		
	nable Exposure Time	o for the could be a new or				
	on of a reasonable exposure time	, , ,	-			
The ave	rage marketing time range v	was reported at 5 t	o 125 days, and	reasonable exp	osure time v	was 30 days.
Additi	onal Certifications					
XI ha	ve performed NO services, as a	n appraiser or in any	other capacity, rega	arding the property	that is the sub	oject of this report within the three-year
peri	od immediately preceding accept	tance of this assignm	ent.			
	AVE performed convices as an o	annraicar ar in anatha	ur capacity, rogardin	a the property that	is the subject	t of this rapart within the three year
	iod immediately preceding accep					t of this report within the three-year below.
		······································				
Λ dditic	anal Comments					
Additio	onal Comments					
APPR	AISER:			SUPERVISORY A	PPRAISER (only if required):
	A_					
Signatu	ıre:			Signature:		
Name:	Tamra Miller			Name:		
Date S	igned: 03/14/2023					
	Certification #: AR033837					
or Othe	e License #:er (describe):	State #:		State:		
State:	CA					or License:
Expirat	ion Date of Certification or Licens	se: <u>04/27/2024</u>		Supervisory Appr	aiser inspection	on of Subject Property:
Effectiv	e Date of Appraisal: 03/14/202	ა		☐ Did Not 〔	Exterior-o	nly from street Interior and Exterior

Borrower: Catamount Properties 2018 LLC File No.: CndExtFoothill Property Address: 543 W Foothill Boulevard
City: Glendora
Lender: Wedgewood Inc Case No.: State: CA Zip: 91741



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

Tamra M. Miller

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:

"Certified Residential Real Estate Appraiser"

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 033837

Date Expires: Effective Date:

April 28, 2022 April 27, 2024

Loretta Dillon, Deputy Bureau Chief, BREA

3062162

Borrower: Catamount Properties 2018 LLC
Property Address: 543 W Foothill Boulevard
City: Glendora
State: CA

Zip: 91741

Lender: Wedgewood Inc

HUDSON INSURANCE COMPANY

100 William Street, 5th Floor New York, NY 10038



REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-2AX-1013963 Renewal of:

1. Named Insured: Tamra Miller

2. Address: 2615 Bonnie Brae Ave Claremont, CA 91711

3. Policy Period: From: October 21, To: October 21, 2023

2022

12:01 A.M. Standard Time at the address of the Named Insured as stated in Number 2 above

4. Limit of Liability Each Claim Policy Aggregate

Damages Limit of Liability A. \$1,000,000 B. \$1,000,000

Claims Expense Limit of

Liability C. <u>\$1,000,000</u> D. <u>\$1,000,000</u>

5. Deductible (Inclusive of Claims Expenses):

5A. \$500 Each **Claim 5B.** \$1,000 Aggregate

6. Policy Premium: \$680.00 State Taxes/Surcharges: \$0.00

7. Retroactive Date: October 21, 2022

8. Notice to Company: Notice of a Claim or Potential Claim should be sent to:

Hudson Insurance Group 100 William Street, 5th Floor New York, NY 10038 Fax: 646-216-3786

Email: hudsonclaims300@hudsoninsgroup.com

9. A. Program Administrator: Riverton Insurance Agency Corp.

B. Agent/Broker: OREP Insurance Services, LLC

(888) 347-5273

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

resident Secretary

PRA 100 (01/20)

Borrower: Catamount Properties 2018 LLC		File No.: CndExtFoothill	
Property Address: 543 W Foothill Boulevard		Case No.:	
City: Glendora	State: CA	Zip: 91741	
Lender: Wedgewood Inc			

PROPERTY TRANSFER HISTORY

* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY * (may include properties that were considered but not utilized as comparables)

543 W Foothill Blvd Unit 122

-No transfer history.

547 W Foothill Blvd Unit 89

-No transfer history.

579 Park View Ter

-No transfer history.

575 Park View

-No transfer history.

422 W Route 66 Unit 97

-No transfer history.

422 W Route 66 #106

-No transfer history.

Appraise:

Supervisory Appraiser:

Name:

Name:

AERIAL MAP

File No.: CndExtFoothill Borrower: Catamount Properties 2018 LLC Property Address: 543 W Foothill Boulevard
City: Glendora
Lender: Wedgewood Inc Case No.: State: CA Zip: 91741

