APPRAISAL OF



LOCATED AT:

1433 Carlos Pl Ontario, CA 91764

FOR:

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

BORROWER:

Catamount Properties 2018 LLC

AS OF:

May 18, 2023

BY:

Tamra Miller

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

File Number: Ext1433Carlos

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

1433 Carlos Pl Ontario, CA 91764

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 May 18, 2023

is:

\$540,000 Five Hundred Forty 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 Residential Appraisal Report File No. Ext1433Carlos

TI	ne purpose of this summary appraisal report is t	o provide the lender/clie	ent with an a		supported, opir			
	Property Address 1433 Carlos Pl Borrower Catamount Properties 2018 Ll	C Owner of	f Dublic Docore	City Ontario Frank Garcia			Zip Code 91764 n Bernardino	
	Legal Description TRACT 9685 LOT 13	LO OWNER OF	rubiic Record	T Talik Garcia		County Sai	Demardino	
	Assessor's Parcel # 0210-301-62-0000			Tax Year 2022		R.E. Taxes \$	4,190	
H	Neighborhood Name Ontario			Map Reference 602B1		Census Tract	0013.12	
SE	Occupant X Owner Tenant Vacant		Assessments \$	0	PUD	HOA \$ 0	per year	per month
SUBJEC.	Property Rights Appraised X Fee Simple		(describe)					
	Assignment Type Purchase Transaction Lender/Client Wedgewood Inc	Refinance Transaction		cribe) Servicing hattan Beach Blvd S	Puito 100 D	odondo Popolo (2A 00279	
	Is the subject property currently offered for sale or has							
	Report data source(s) used, offering price(s), and dat							
	MLS#ND22236153, MLS list date rep							
	I did did not analyze the contract for sale f	or the subject purchase tran	nsaction. Expla	in the results of the analysis	of the contract fo	r sale or why the analys	sis was not performe	d.
RACT							()	
TR	Contract Price \$ Date of Contract Is there any financial assistance (loan charges, sale of Contract Price)			seller the owner of public rec			Yes No	
CONT	If Yes, report the total dollar amount and describe the		ymeni assisiai	ice, etc.) to be paid by any pa	arty on benan or u	ne borrower:	resNo	
	, co, , coper, and textal abiliar amount and accorded and	ritoriio to 20 parar						
	Note: Race and the racial composition of the neig	hborhood are not apprais						
	Neighborhood Characteristics			ousing Trends		ne-Unit Housing	Present Land	
	Location Urban X Suburban Rural Built-Up X Over 75% 25-75% Under	Property Values 25% Demand/Supply	Increasing Shortage	Stable X De		RICE AGE 000) (yrs)	One-Unit 2-4 Unit	85 % 5 %
OD	Growth Rapid X Stable Slow	Marketing Time				, ,	Multi-Family	5 %
ŊĘ.	Neighborhood Boundaries The subject prope						Commercial	5 %
BORHOOD	of Arrow Hwy, west of Archibald Ave						Other	%
ᇙ	Neighborhood Description See Attached Add	dendum					•	
NEI								
	Manual A Caraditions (in all discount of the three bases	······································	had Addar	n du um				
	Market Conditions (including support for the above co	onclusions) See Allac	neu Adder	idum				
Ī	Dimensions 0.1653 acres	Area 7200	sf	Shape Rec	t	View N	;Res;	
	Specific Zoning Classification R1	Zoning Descr	iption Single	Family Residential				
		onforming (Grandfathered L		Zoning Illegal (desc				
	Is the highest and best use of the subject property as	improved (or as proposed p	per plans and s	specifications) the present us	e? XYes	No If No, des	cribe.	
	Utilities Public Other (describe)		Public	Other (describe)	Off	sita Improvements	Type Public	Privato
Į.	Utilities Public Other (describe) Electricity X	Water	Public	Other (describe)		siteImprovements—eet Asphalt	Type Public	Private
SITE		Water Sanitary Sewer	X	Other (describe)	Stre	esite Improvements— eet Asphalt y None		Private
SITE	Electricity X Gas X Y Yes X N	Sanitary Sewer	X X	FEMA Map # 060	Stre	et Asphalt y None		Private
SITE	Electricity X Gas X Y Yes X N FEMA Special Flood Hazard Area Yes X N Are the utilities and off-site improvements typical for the state of the state	Sanitary Sewer No FEMA Flood Zone X he market area? X Y	X X Yes No	FEMA Map # 06C	Stre Alle 971C8628J	eet Asphalt y None FEMA Map Da	X ate 02/18/2015	Private
SITE	Electricity X Gas X Y Yes X N	Sanitary Sewer No FEMA Flood Zone X he market area? X Y	X X Yes No	FEMA Map # 06C	Stre Alle 971C8628J	y None FEMA Map Da	X	Private
SITE	Electricity X Gas X Y Yes X N FEMA Special Flood Hazard Area Yes X N Are the utilities and off-site improvements typical for the state of the state	Sanitary Sewer No FEMA Flood Zone X he market area? X Y	X X Yes No	FEMA Map # 06C	Stre Alle 971C8628J	eet Asphalt y None FEMA Map Da	X ate 02/18/2015	Private
SITE	Electricity X Gas X Y Yes X N FEMA Special Flood Hazard Area Yes X N Are the utilities and off-site improvements typical for the state of the state	Sanitary Sewer No FEMA Flood Zone X he market area? X Y	X X Yes No	FEMA Map # 06C	Stre Alle 971C8628J	eet Asphalt y None FEMA Map Da	X ate 02/18/2015	Private
SITE	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Proper	Sanitary Sewer No FEMA Flood Zone X the market area? X Y ors (easements, encroachm	X X ('es No nents, environn	FEMA Map # 060 If No, describe. nental conditions, land uses,	Stre Alle 171C8628J etc.)? Y	eet Asphalt y None FEMA Map Da Yes X No If Yes,	ate 02/18/2015 describe. erty Owner	Private
SITE	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the state of the st	Sanitary Sewer No FEMA Flood Zone X the market area? X Y ors (easements, encroachm Try Appraisal Files	X r X Z Z Yes No nents, environm	FEMA Map # 06C If No, describe. Inental conditions, land uses, Assessment and Tax Rec Data Source(s) for Gross	Stre Alle 171C8628J etc.)? Y	et Asphalt y None FEMA Map Da res X No If Yes, Inspection Prop. IMLS/Realist/Tax	x ate 02/18/2015 describe. erty Owner K Rolls	Private
SITE	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION	Sanitary Sewer No FEMA Flood Zone X the market area? X Y ors (easements, encroachm Try Appraisal Files GENERAL DESCRI	X r X r X r X r X Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 06C If No, describe. Inental conditions, land uses, Assessment and Tax Rec Data Source(s) for Gross Heating / Cooling	Stre Alle 171C8628J etc.)? Y cords Prior Living Area CR Amel	et Asphalt y None FEMA Map Da res X No If Yes, Inspection Prop. IMLS/Realist/Tax nities	ate 02/18/2015 describe. erty Owner K Rolls Car Storage	Private
SITE	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Area there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit	Sanitary Sewer No FEMA Flood Zone X the market area? X Y ors (easements, encroachm Ty Appraisal Files GENERAL DESCRI Concrete Slab X	X Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. Inental conditions, land uses, Assessment and Tax Rec Data Source(s) for Gross Heating / Cooling X FWA HWBB	Stre Alle 171C8628J etc.)? Y cords Prior Living Area CR Ame. X Fireplace	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Proposition Institute (s) # 1 No	ate 02/18/2015 describe. erty Owner k Rolls Car Storage ne	
SITE	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2	Sanitary Sewer No FEMA Flood Zone X the market area? X Y ors (easements, encroachm Ty Appraisal Files GENERAL DESCRI Concrete Slab X Full Basement	X r X r X r X r X Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. Internal conditions, land uses, Assessment and Tax Rec Data Source(s) for Gross Heating / Cooling X FWA HWBB Radiant	Stre Alle 171C8628J etc.)? Y cords Prior Living Area CR Ame X Fireplace WoodSto	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Proposition Institute (s) # 1 No ve(s) # 0 X Driver	ate 02/18/2015 describe. erty Owner K Rolls Car Storage ne veway # of Cars	2
SITE	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2	Sanitary Sewer No FEMA Flood Zone X the market area? X Y ors (easements, encroachm Ty Appraisal Files GENERAL DESCRI Concrete Slab X Full Basement	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. Inental conditions, land uses, Assessment and Tax Rec Data Source(s) for Gross Heating / Cooling X FWA HWBB	Stre Alle 171C8628J etc.)? Y cords Prior Living Area CR Ame. X Fireplace	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Propint S/Realist/Tax nities (s) # 1 No ve(s) # 0 X Drivew	ate 02/18/2015 describe. erty Owner k Rolls Car Storage ne veway # of Cars ay Surface Concre	2 ete
SITE	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional	Sanitary Sewer Jo FEMA Flood Zone X The market area? X Y Tors (easements, encroachm The market area? X Y Appraisal Files GENERAL DESCR Concrete Slab X Full Basement Partial Basement Exterior Walls Stucco/ Roof Surface Compos	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. Inental conditions, land uses, Inental conditions, land uses, Assessment and Tax Rec Data Source(s) for Gross Heating / Cooling X FWA HWBB Radiant Other	Stre Alle 171C8628J etc.)? Y cords Prior Living Area CR	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Proper MLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Dri ck Deck Drivew None X Ga pool Ca	ate 02/18/2015 describe. erty Owner K ROIIS Car Storage ne veway # of Cars ay Surface Concre rage # of Cars rport # of Cars	2 ete
SITE	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1978	Sanitary Sewer Jo FEMA Flood Zone X The market area? X Y Jors (easements, encroachm The market area? X Y Appraisal Files GENERAL DESCRI Concrete Slab X Full Basement Partial Basement Exterior Walls Stucco/ Roof Surface Compos Gutters & Downspouts Al	Y Yes No Jents, environn XMLS PTION Crawl Space Finished Average ition/Avg um/Avg	FEMA Map # 060 If No, describe. Inental conditions, land uses, Assessment and Tax Rec Data Source(s) for Gross Heating / Cooling X FWA HWBB Radiant Other Fuel Gas X Central Air Conditioning Individual	Stre Alle 771C8628J etc.)? Y cords Prior Living Area CR WoodStor X Patio/Dec Porch N X Fence Fo	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Proper MLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Dri ck Deck Drivew None X Ga ence X Atte	ate 02/18/2015 describe. erty Owner K Rolls Car Storage ne veway # of Cars ay Surface Concre rage # of Cars rport # of Cars ached Deta	2 ete
SITE	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1978 Effective Age (Yrs) 29	Sanitary Sewer No FEMA Flood Zone X the market area? X Y ors (easements, encroachm The market area? X Y The market area? Y Y	Y Yes No Jents, environm X MLS PTION Crawl Space Finished Finished Average ition/Avg um/Avg	FEMA Map # 06C If No, describe. Inental conditions, land uses, when the conditions is land uses, when the conditions is larger to the conditions is larger to the conditioning is larger to the condition in the conditioning is larger to the condi	Stre Alle 771C8628J etc.)? Y cords Prior Living Area CR	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Proper MLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Dri ck Deck Drivew None X Ga ence X Attoone Bui	ate 02/18/2015 describe. erty Owner K Rolls Car Storage ne veway # of Cars ay Surface Concre rage # of Cars rport # of Cars ached Deta	2 ete
SITE	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1978 Effective Age (Yrs) 29 Appliances Refrigerator Range/Oven	Sanitary Sewer No FEMA Flood Zone X the market area? X Y ors (easements, encroachm The market area? X Y Appraisal Files GENERAL DESCRI Concrete Slab X Full Basement Partial Basement Exterior Walls Stucco/ Roof Surface Compos Gutters & Downspouts Al Window Type Vyl/Avg Dishwasher Dis	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. Inental conditions, land uses, Assessment and Tax Rec Data Source(s) for Gross Heating / Cooling X FWA HWBB Radiant Other Fuel Gas X Central Air Conditioning Individual Other Other Iscrowave Washer/Dr	Stre Alle 171C8628J etc.)? Y cords Prior Living Area CR Ame X Fireplace WoodStor X Patio/Dec Porch N X Fence Fo Other N yer X Other (ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Proposition IMLS/Realist/Tax inities (s) # 1 No ive(s) # 0 X Drivew None X Ga pool Ca ence X Att. one Buildescribe) Exterior	ate 02/18/2015 describe. erty Owner K Rolls Car Storage ne veway # of Cars ay Surface Concre rage # of Cars arport # of Cars ached Deta illt-in Inspection	2 ete
S.	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Property X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1978 Effective Age (Yrs) 29 Appliances Refrigerator Range/Oven Finished area above grade contains:	Sanitary Sewer No FEMA Flood Zone X the market area? X Y ors (easements, encroachm The semant Appraisal Files GENERAL DESCRI Concrete Slab X Full Basement Partial Basement Exterior Walls Stucco/ Roof Surface Compos Gutters & Downspouts Al Window Type Vyl/Avg Dishwasher Dis 7 Rooms	Y Yes No Jents, environm X MLS PTION Crawl Space Finished Finished Average ition/Avg um/Avg	FEMA Map # 060 If No, describe. If No, describe. It No, describ	Stre Alle 171C8628J etc.)? Y cords Prior Living Area CR Ame X Fireplace WoodStor X Patio/Dec Porch N X Fence Fo Other N yer X Other (ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Proper MLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Dri ck Deck Drivew None X Ga ence X Attoone Bui	ate 02/18/2015 describe. erty Owner K Rolls Car Storage ne veway # of Cars ay Surface Concre rage # of Cars arport # of Cars ached Deta illt-in Inspection	2 ete
S.	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1978 Effective Age (Yrs) 29 Appliances Refrigerator Range/Oven	Sanitary Sewer No FEMA Flood Zone X the market area? X Y ors (easements, encroachm The semant Appraisal Files GENERAL DESCRI Concrete Slab X Full Basement Partial Basement Exterior Walls Stucco/ Roof Surface Compos Gutters & Downspouts Al Window Type Vyl/Avg Dishwasher Dis 7 Rooms	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. Inental conditions, land uses, Assessment and Tax Rec Data Source(s) for Gross Heating / Cooling X FWA HWBB Radiant Other Fuel Gas X Central Air Conditioning Individual Other Other Iscrowave Washer/Dr	Stre Alle 171C8628J etc.)? Y cords Prior Living Area CR Ame X Fireplace WoodStor X Patio/Dec Porch N X Fence Fo Other N yer X Other (ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Proposition IMLS/Realist/Tax inities (s) # 1 No ive(s) # 0 X Drivew None X Ga pool Ca ence X Att. one Buildescribe) Exterior	ate 02/18/2015 describe. erty Owner K Rolls Car Storage ne veway # of Cars ay Surface Concre rage # of Cars arport # of Cars ached Deta illt-in Inspection	2 ete
S.	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Property Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1978 Effective Age (Yrs) 29 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.)	Sanitary Sewer Jo FEMA Flood Zone X The market area? X Y Jors (easements, encroachments) The market area? X Y Jors (easements, encroachments) GENERAL DESCR Concrete Slab X Full Basement Partial Basement Partial Basement Exterior Walls Stucco/ Roof Surface Compos Gutters & Downspouts Al Window Type Vyl/Avg Dishwasher Dis 7 Rooms None e(s) (including apparent nee	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. If No, describe. Inental conditions, land uses, Inental co	Stree Allee 171C8628J etc.)? Y cords Prior Living Area CR	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Prop. MLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Drivew None X Ga ence X Att. one Bui describe) Exterior .650 Square Feet of C	ate 02/18/2015 describe. erty Owner K ROlls Car Storage ne veway # of Cars ay Surface Concre rage # of Cars ached Deta illt-in Inspection Gross Living Area Ab	a 2 ete s 2 o 0 ched
PROVEMENTS	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Property Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1978 Effective Age (Yrs) 29 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source property is rated average. The long as	Sanitary Sewer Jo FEMA Flood Zone X The market area? X Y Jors (easements, encroachments) The market area? X Y Jors (easements, encroachments) GENERAL DESCR GENERAL DESCR Concrete Slab X Full Basement Partial Basement Partial Basement Exterior Walls Stucco/ Roof Surface Compos Gutters & Downspouts Al Window Type Vyl/Avg Dishwasher Dis 7 Rooms 1.) None e(s) (including apparent need short-lived improduced)	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. If No, describe. Inental conditions, land uses, Inental co	Stree Allee	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Prop. MLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Drivew None X Ga ence X Att. one Bui describe) Exterior .650 Square Feet of C	ate 02/18/2015 describe. erty Owner K ROlls Car Storage ne veway # of Cars ay Surface Concre rage # of Cars ached Deta illt-in Inspection Gross Living Area Ab condition of sers were observen.	a 2 ete s 2 o 0 ched oove Grade oove Grade
S.	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1978 Effective Age (Yrs) 29 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source property is rated average. The long as working order at the time of exterior in	Sanitary Sewer Jo FEMA Flood Zone X The market area? X Y Jors (easements, encroachments) The market area? X Y Jors (easements, encroachments) The market area? X Y Jors (easements, encroachments) GENERAL DESCR GENERAL DESCR Concrete Slab X Full Basement Partial Basement Partial Basement Exterior Walls Stucco/ Roof Surface Compos Gutters & Downspouts Al Window Type Vyl/Avg Dishwasher Dis 7 Rooms 1) None e(s) (including apparent need short-lived imprenspection. No observance in the market imprenspection. No observance in the market area? Yellow York Appraisal Files GENERAL DESCR Concrete Slab X Full Basement Dispersion of the market imprense in the market imprense in the market area? Yellow York GENERAL DESCR Appraisal Files GENERAL DESCR Appraisal Files GENERAL DESCR Concrete Slab X Full Basement Description Full Basement Description The province of the market area? On the market area? Yellow York GENERAL DESCR Concrete Slab X Full Basement Description Full Basement Description The province of the market area in the marke	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. If No, describe. Inental conditions, land uses, Inental co	Stre Alle Alle Alle Alle Alle Alle Alle Al	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Prop. IMLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Drivew None X Ga ence X Att. one Bui describe) Exterior 650 Square Feet of C	ate 02/18/2015 describe. erty Owner K ROIIs Car Storage ne veway # of Cars ay Surface Concre rage # of Cars arport # of Cars ached Deta illt-in Inspection Gross Living Area Ab condition of sess were observed arear yard need	2 ete 2 3 0 ched over Grade ubject red in dis to be
S.	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1978 Effective Age (Yrs) 29 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source property is rated average. The long a working order at the time of exterior in resurfaced per MLS listing. Roofing s	Sanitary Sewer Jo FEMA Flood Zone X The market area? X Y Jors (easements, encroachments) The market area? X Y Jors (easements, encroachments) GENERAL DESCRI Concrete Slab X Full Basement Partial Basement Partial Basement Exterior Walls Stucco/ Roof Surface Compos Gutters & Downspouts Al Window Type Vyl/Avg Dishwasher Dis 7 Rooms Joshwasher Dis 7 Rooms None e(s) (including apparent need short-lived impronspection. No observed western observed western areas and short-lived impronspection. No observed western observed western areas	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. Inental conditions, land uses, Inental Conditions, land land land land land land land land	Stre Alle Alle Alle Alle Alle Alle Alle Al	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Prop. IMLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Drivew None X Ga ence X Att. one Bui describe) Exterior 650 Square Feet of C	ate 02/18/2015 describe. erty Owner K ROIIs Car Storage ne veway # of Cars ay Surface Concre rage # of Cars arport # of Cars ached Deta illt-in Inspection Gross Living Area Ab condition of sess were observed arear yard need	2 ete 2 3 0 ched over Grade ubject red in dis to be
S.	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1978 Effective Age (Yrs) 29 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source property is rated average. The long as working order at the time of exterior in	Sanitary Sewer Jo FEMA Flood Zone X The market area? X Y Jors (easements, encroachments) The market area? X Y Jors (easements, encroachments) GENERAL DESCRI Concrete Slab X Full Basement Partial Basement Partial Basement Exterior Walls Stucco/ Roof Surface Compos Gutters & Downspouts Al Window Type Vyl/Avg Dishwasher Dis 7 Rooms Joshwasher Dis 7 Rooms None e(s) (including apparent need short-lived impronspection. No observed western observed western areas and short-lived impronspection. No observed western observed western areas	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. Inental conditions, land uses, Inental Conditions, land land land land land land land land	Stre Alle Alle Alle Alle Alle Alle Alle Al	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Prop. IMLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Drivew None X Ga ence X Att. one Bui describe) Exterior 650 Square Feet of C	ate 02/18/2015 describe. erty Owner K ROIIs Car Storage ne veway # of Cars ay Surface Concre rage # of Cars arport # of Cars ached Deta illt-in Inspection Gross Living Area Ab condition of sess were observed arear yard need	2 ete 2 3 0 ched over Grade ubject red in dis to be
S.	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1978 Effective Age (Yrs) 29 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source property is rated average. The long a working order at the time of exterior in resurfaced per MLS listing. Roofing s	Sanitary Sewer Jo FEMA Flood Zone X The market area? X Y Jors (easements, encroachm The market area? X Y Jors (easements) Jors (ease	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. If No, describe. In HWBB In Adiant In Other In HWBB In Adiant In Other In Other In Individual In Other In Other In No, describe.	Stre Alle Alle Alle Alle Alle Alle Alle Al	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Prop. IMLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Drivew None X Ga ence X Att. one Bui describe) Exterior 650 Square Feet of C	ate 02/18/2015 describe. erty Owner K ROIIs Car Storage ne veway # of Cars ay Surface Concre rage # of Cars arport # of Cars ached Deta illt-in Inspection Gross Living Area Ab condition of sess were observed arear yard need	2 ete 2 3 0 ched over Grade ubject red in dis to be
S.	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Property And the Constitution of the property and data source property is rated average. The long a working order at the time of exterior in resurfaced per MLS listing. Roofing s wood rot observed) cost to cure estime.	Sanitary Sewer Jo FEMA Flood Zone X The market area? X Y Jors (easements, encroachm The market area? X Y Jors (easements) Jors (ease	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. If No, describe. In HWBB In Adiant In Other In HWBB In Adiant In Other In Other In Individual In Other In Other In No, describe.	Stre Alle Alle Alle Alle Alle Alle Alle Al	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Prop. MLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Dri ck Deck Drivew None X Ga col Ca ence X Atto one Bui describe) Exterior 650 Square Feet of Ca tem and window enoted. Pool in oof (missing shire)	ate 02/18/2015 describe. erty Owner K Rolls Car Storage ne veway # of Cars ay Surface Concre rage # of Cars ached Deta illt-in Inspection Gross Living Area At condition of sess were observerear yard need ngles/fascia wi	2 ete 2 3 0 ched over Grade ubject red in dis to be
S.	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Property And the Constitution of the property and data source property is rated average. The long a working order at the time of exterior in resurfaced per MLS listing. Roofing s wood rot observed) cost to cure estime.	Sanitary Sewer Jo FEMA Flood Zone X The market area? X Y Jors (easements, encroachm The market area? X Y Jors (easements) Jors (ease	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. If No, describe. In HWBB In Adiant In Other In HWBB In Adiant In Other In Other In Individual In Other In Other In No, describe.	Stre Alle Alle Alle Alle Alle Alle Alle Al	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Prop. MLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Dri ck Deck Drivew None X Ga col Ca ence X Atto one Bui describe) Exterior 650 Square Feet of Ca tem and window enoted. Pool in oof (missing shire)	ate 02/18/2015 describe. erty Owner K Rolls Car Storage ne veway # of Cars ay Surface Concre rage # of Cars ached Deta illt-in Inspection Gross Living Area At condition of sess were observerear yard need ngles/fascia wi	2 ete 2 3 0 ched over Grade ubject red in dis to be
S.	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Property And the Constitution of the property and data source property is rated average. The long a working order at the time of exterior in resurfaced per MLS listing. Roofing s wood rot observed) cost to cure estime.	Sanitary Sewer Jo FEMA Flood Zone X The market area? X Y Jors (easements, encroachm The market area? X Y Jors (easements) Jors (ease	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. If No, describe. In HWBB In Adiant In Other In HWBB In Adiant In Other In Other In Individual In Other In Other In No, describe.	Stre Alle Alle Alle Alle Alle Alle Alle Al	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Prop. MLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Dri ck Deck Drivew None X Ga col Ca ence X Atto one Bui describe) Exterior 650 Square Feet of Ca tem and window enoted. Pool in oof (missing shire)	ate 02/18/2015 describe. erty Owner K Rolls Car Storage ne veway # of Cars ay Surface Concre rage # of Cars ached Deta illt-in Inspection Gross Living Area At condition of sess were observerear yard need ngles/fascia wi	2 ete 2 3 0 ched over Grade ubject red in dis to be
S.	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Propertion GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1978 Effective Age (Yrs) 29 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source property is rated average. The long a working order at the time of exterior in resurfaced per MLS listing. Roofing s wood rot observed) cost to cure estimate the condition of the property and deficiencies or advertice and apparent physical deficiencies or advertice of the condition of the property and deficiencies or advertice of the condition of the property and data source property is rated average. The long a working order at the time of exterior in resurfaced per MLS listing. Roofing s wood rot observed) cost to cure estimates the condition of the property and data source property is rated average. The long a working order at the time of exterior in resurfaced per MLS listing. Roofing s wood rot observed) cost to cure estimates a surfaced per MLS listing. The long a working order at the time of exterior in resurfaced per MLS listing. Roofing s wood rot observed) cost to cure estimates a surfaced per MLS listing.	Sanitary Sewer To FEMA Flood Zone X The market area? X Tors (easements, encroachments) The market area? X Tors (easements, encroachments) The market area? X The market area area area area area area area ar	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. If Hating / Cooling If No, HWBB If No	Stre Alle Alle Alle Alle Alle Alle Alle Al	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Prop. IMLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Dri ck Deck Drivew None X Ga ence X Att. one Bui describe) Exterior .650 Square Feet of Co C4;The overall tem and window e noted. Pool in oof (missing shire)	ate 02/18/2015 describe. erty Owner K Rolls Car Storage ne veway # of Cars ay Surface Concre rage # of Cars ached Deta illt-in Inspection Gross Living Area At condition of sess were observerear yard need ngles/fascia wi	2 ete 2 3 0 ched over Grade ubject red in dis to be
S.	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Property And the Constitution of the property and data source property is rated average. The long a working order at the time of exterior in resurfaced per MLS listing. Roofing s wood rot observed) cost to cure estime.	Sanitary Sewer To FEMA Flood Zone X The market area? X Tors (easements, encroachments) The market area? X Tors (easements, encroachments) The market area? X The market area area area area area area area ar	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. If Hating / Cooling If No, HWBB If No	Stre Alle Alle Alle Alle Alle Alle Alle Al	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Prop. MLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Dri ck Deck Drivew None X Ga col Ca ence X Atto one Bui describe) Exterior 650 Square Feet of Ca tem and window enoted. Pool in oof (missing shire)	ate 02/18/2015 describe. erty Owner K Rolls Car Storage ne veway # of Cars ay Surface Concre rage # of Cars ached Deta illt-in Inspection Gross Living Area At condition of sess were observerear yard need ngles/fascia wi	2 ete 2 3 0 ched over Grade ubject red in dis to be
S.	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors. Source(s) Used for Physical Characteristics of Propertion GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1978 Effective Age (Yrs) 29 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source property is rated average. The long a working order at the time of exterior in resurfaced per MLS listing. Roofing s wood rot observed) cost to cure estimate the condition of the property and deficiencies or advertice and apparent physical deficiencies or advertice of the condition of the property and deficiencies or advertice of the condition of the property and data source property is rated average. The long a working order at the time of exterior in resurfaced per MLS listing. Roofing s wood rot observed) cost to cure estimates the condition of the property and data source property is rated average. The long a working order at the time of exterior in resurfaced per MLS listing. Roofing s wood rot observed) cost to cure estimates a surfaced per MLS listing. The long a working order at the time of exterior in resurfaced per MLS listing. Roofing s wood rot observed) cost to cure estimates a surfaced per MLS listing.	Sanitary Sewer To FEMA Flood Zone X The market area? X Tors (easements, encroachments) The market area? X Tors (easements, encroachments) The market area? X The market area area area area area area area ar	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	FEMA Map # 060 If No, describe. If Hating / Cooling If No, HWBB If No	Stre Alle Alle Alle Alle Alle Alle Alle Al	ret Asphalt y None FEMA Map Da res X No If Yes, Inspection Prop. IMLS/Realist/Tax nities (s) # 1 No ve(s) # 0 X Dri ck Deck Drivew None X Ga ence X Att. one Bui describe) Exterior .650 Square Feet of Co C4;The overall tem and window e noted. Pool in oof (missing shire)	ate 02/18/2015 describe. erty Owner K Rolls Car Storage ne veway # of Cars ay Surface Concre rage # of Cars ached Deta illt-in Inspection Gross Living Area At condition of sess were observerear yard need ngles/fascia wi	2 ete 2 3 0 ched over Grade ubject red in dis to be

Exterior-Only Inspection Residential Appraisal Report File No. Ext1433Carlos

						neighborhood rang				720,0		
						twelve months rang			490,000		10,000	
FEATURE		SUBJECT	1	COMPARAE		ALE NO. 1		OMPARABLE S				E SALE NO. 3
1433 Carlos Pl				E Deoda			1	el Rio Way			N Madera	-
Address Ontario, CA	91764			o, CA 91		1		, CA 9176	4		o, CA 917	764
Proximity to Subject			0.71 n	niles NW	/		0.24 mi	les SE		0.77 n	niles NW	
Sale Price	\$				\$	588,000		\$	710,000			\$ 587,500
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 363	3.19 sq. ft.						\$ 258.70 sq. ft.		
Data Source(s)			CRMLS#CV22237656;DOM 71		CRMLS #DW2300410		04105;DOM 7			07870;DOM 17		
Verification Source(s)			Doc #84930/				Doc #3	6209/Reali	st	Doc#7	76272/Rea	alist
VALUE ADJUSTMENTS	DE	SCRIPTION	DES	SCRIPTION		+(-) \$ Adjustment		RIPTION	+(-) \$ Adjustment		CRIPTION	+(-) \$ Adjustment
Sale or Financing			ArmLt	:h			ArmLth			ArmLt	h	
Concessions			Conv;	0		0	Conv;14	4200	-14,200	Conv;	0	0
Date of Sale/Time			s04/23	3;c01/23		-23,520	s02/23;	c01/23	-28,400	s03/23	3;c02/23	0
Location	N;Res	3;	N;Res	;			N;Res;			N;Res	;	
Leasehold/Fee Simple	Fee S	Simple	Fee S	imple			Fee Sin	nple		Fee S	imple	
Site	7200	sf	7405 9	sf		0	7200 sf			7414 9	sf	0
View	N;Res	3;	N;Res	;			N;Res;			N;Res	;	
Design (Style)	DT2;T	Traditional Traditional	DT1;T	raditiona	al	0	DT2;Tra	aditional		DT1;T	raditional	0
Quality of Construction	Q4		Q4				Q4			Q4		
Actual Age	45		60			0			0	59		0
Condition	C4		C4			-25,000			-35,000			
Above Grade	Total Bdr	rms. Baths	Total Bdri	ms. Baths			Total Bdrms	. Baths	22,222	Total Bdrr	ms. Baths	
Room Count	-	1 2.1	7 4		-	4,500	7 4	2.1		7 4	_	4,500
Gross Living Area		1,650 sq. ft.	' '	1,619 s	-			1,948 sq. ft.	-22,400	<u> </u>	2,271 sq.	
Basement & Finished	0sf	.,000 34.16.	0sf	.,0.03	7.10	0	0sf	. , 	22,100	0sf	_,_ · · · · · · · · · · · · · · · · · ·	13,000
Rooms Below Grade	031		031				031			031		
	Avera		Avera	 ΩΑ	\dashv		Average	Δ		Avera	ne	
Functional Utility	FWA/		 	ge Ind Cool	-	3 000	FWA/C			FWA/		
Heating/Cooling	None	UNU	†	ind Cool Panels	\dashv	-15,000		ΛU			Panels	-15,000
Energy Efficient Items	 	J			-	-15,000			40.000			-15,000
Garage/Carport	2ga2d		2ga2d		_		3ga3dw		-10,000			
Porch/Patio/Deck	Patio/	реск	Patio/I			45.000	Patio/D			Patio/I		45.000
Pool Features	Pool		No Po		_		Pool/Sp			No Po		15,000
Cost to Cure	Cost	to Cure	Cost t	o Cure		-5,000	Cost to	Cure	-5,000	Cost t	o Cure	-5,000
Net Adjustment (Total)			+	X -	\$	46,020	+	X - \$	115,000	+	$\overline{}$	\$ 47,100
Adjusted Sale Price			Net Adj.	-7.8%	1		Net Adj.			Net Adj.	-8.0%	
			Gross Ad	j. 15.5%	۱.			40 00 4	E0E 000		. 44 70.	\$ 540,400
of Comparables I X did did not res	search the	e sale or transfer h				541,980 y and comparable s			595,000	Gross Ad	j. 14.7% :	340,400
My research X did Data source(s) Realist My research I did X	did not r	eveal any prior sal	istory of th	ne subject pr	roperty	y and comparable s	ales. If not, e	explain	tive date of this appr	aisal.	j. 14.7% 1	340,400
My research X did Data source(s) Realist My research did X Data source(s) Realist	did not r	eveal any prior sal eveal any prior sal	les or trans	sfers of the s	subjec compa	y and comparable s at property for the the	ree years pr	explain rior to the effect the date of sal	tive date of this appr e of the comparable	aisal.		340,400
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res	did not r	eveal any prior sa eveal any prior sa d analysis of the p	les or transles or trans	sfers of the s	subject compa	y and comparable s at property for the the arable sales for the	ree years pr year prior to	explain ior to the effect the date of sal parable sales (r	tive date of this appr e of the comparable report additional pric	aisal. sale. r sales on	page 3).	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res	did not r	eveal any prior sal eveal any prior sa d analysis of the p SU	les or trans	sfers of the s	subject compa	y and comparable s at property for the the	ree years pr year prior to	explain ior to the effect the date of sal parable sales (r	tive date of this appr e of the comparable	aisal. sale. r sales on	page 3).	ABLE SALE NO. 3
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer	did not r did not r did not r search an	eveal any prior sa eveal any prior sa d analysis of the p SU 05/16/2023	les or transles or trans	sfers of the s	subject compa	y and comparable s at property for the the arable sales for the	ree years pr year prior to	explain ior to the effect the date of sal parable sales (r	tive date of this appr e of the comparable report additional pric	aisal. sale. r sales on	page 3).	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	did not r did not r did not r search an	eveal any prior saleveal any prior saleveal any prior saleveal any prior saleveal analysis of the public SU 05/16/2023 \$540,000	les or transles or trans	sfers of the s	subject compa	y and comparable s ct property for the the arable sales for the of the subject proper COMPARABLE SA	ree years pr year prior to	ior to the effect the date of sale parable sales (r	tive date of this appr e of the comparable report additional pric	aisal. sale. r sales on	page 3). COMPARA	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	did not r	eveal any prior sal eveal any prior sal d analysis of the p SU 05/16/2023 \$540,000 Realist	les or transles or trans	sfers of the s	subject compa	y and comparable s ct property for the the arable sales for the of the subject proper COMPARABLE SA	ree years pr year prior to	rior to the effect the date of sale parable sales (r COMF	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. r sales on	page 3). COMPARA	ABLE SALE NO. 3
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	did not r	eveal any prior sal eveal any prior sal d analysis of the p SU 05/16/2023 \$540,000 Realist 05/18/2023	les or transles or transles or transles or transles or BJECT	sfers of the s	subject comparison of the comp	y and comparable s ct property for the the arable sales for the of the subject proper COMPARABLE SA allist 18/2023	ree years pr year prior to rty and comp LE NO. 1	rior to the effect the date of sal parable sales (r COMF Realist 05/18/20	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. r sales on 2 R 0	page 3). COMPAR/ Realist 5/18/2023	ABLE SALE NO. 3
My research X did Data source(s) Realist My research I did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	did not r	eveal any prior saleveal any prior saleveal any prior saled analysis of the public SU 05/16/2023 \$540,000 Realist 05/18/2023 pry of the subject public saleveal any prior saleveal any p	les or trans les or trans rior sale o BJECT	sfers of the s	subjeccompa	y and comparable s ct property for the the arable sales for the of the subject proper COMPARABLE SA alist 18/2023 es Prior sal	ree years pr year prior to rty and comp LE NO. 1	rior to the effect the date of sal parable sales (r COMF Realist 05/18/20 er (Probate	tive date of this appreciate of the comparable report additional price PARABLE SALE NO	aisal. sale. r sales on 2 R 0 subject	page 3). COMPAR/ Realist 5/18/2023	ABLE SALE NO. 3 B on 05/16/2023
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a contract of the results	did not r	eveal any prior saleveal any prior saleveal any prior saled analysis of the public SU 05/16/2023 \$540,000 Realist 05/18/2023 ory of the subject peed in current	les or trans les or trans rior sale o BJECT	sfers of the s sfers of the s r transfer his	subject comparison of the comp	et property for the the carable sales for the of the subject property for the SA comparable SA compa	ree years pr year prior to rty and comp LE NO. 1	parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of the safers Not	sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice	did not r	eveal any prior saleveal any pri	les or trans les or trans rior sale o BJECT roperty and (avera 2023 w	sfers of the s sfers of the s r transfer his ad comparab age) con rith no sa	subject comparison of the comp	et property for the the carable sales for the of the subject proper COMPARABLE SAles Prior salen. The subject mount and Sumount and Sumoun	ree years pr year prior to rty and comp LE NO. 1 e transfe ct reporte ubject re	parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or	sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a contract of the results	did not r	eveal any prior saleveal any pri	les or trans les or trans rior sale o BJECT roperty and (avera 2023 w	sfers of the s sfers of the s r transfer his ad comparab age) con rith no sa	subject comparison of the comp	et property for the the carable sales for the of the subject proper COMPARABLE SAles Prior salen. The subject mount and Sumount and Sumoun	ree years pr year prior to rty and comp LE NO. 1 e transfe ct reporte ubject re	parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or	sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice	did not r	eveal any prior saleveal any pri	les or trans les or trans rior sale o BJECT roperty and (avera 2023 w	sfers of the s sfers of the s r transfer his ad comparab age) con rith no sa	subject comparison of the comp	et property for the the carable sales for the of the subject proper COMPARABLE SAles Prior salen. The subject mount and Sumount and Sumoun	ree years pr year prior to rty and comp LE NO. 1 e transfe ct reporte ubject re	parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or	sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp	did not r	eveal any prior saleveal any pri	les or transles or	sfers of the state	subject comparison of the comp	et property for the the carable sales for the of the subject proper COMPARABLE SAles Prior salen. The subject mount and Sumount and Sumoun	ree years pr year prior to rty and comp LE NO. 1 e transfe ct reporte ubject re	parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or	sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice	did not r	eveal any prior saleveal any pri	les or transles or	sfers of the s sfers of the s r transfer his ad comparab age) con rith no sa	subject comparison of the comp	et property for the the carable sales for the of the subject proper COMPARABLE SAles Prior salen. The subject mount and Sumount and Sumoun	ree years pr year prior to rty and comp LE NO. 1 e transfe ct reporte ubject re	parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or	sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp	did not r	eveal any prior saleveal any pri	les or transles or	sfers of the state	subject comparison of the comp	et property for the the carable sales for the of the subject proper COMPARABLE SAles Prior salen. The subject mount and Sumount and Sumoun	ree years pr year prior to rty and comp LE NO. 1 e transfe ct reporte ubject re	parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or	sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp	did not r	eveal any prior saleveal any pri	les or transles or	sfers of the state	subject comparison of the comp	et property for the the carable sales for the of the subject proper COMPARABLE SAles Prior salen. The subject mount and Sumount and Sumoun	ree years pr year prior to rty and comp LE NO. 1 e transfe ct reporte ubject re	parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or	sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp	did not r	eveal any prior saleveal any pri	les or transles or	sfers of the state	subject comparison of the comp	et property for the the carable sales for the of the subject proper COMPARABLE SAles Prior salen. The subject mount and Sumount and Sumoun	ree years pr year prior to rty and comp LE NO. 1 e transfe ct reporte ubject re	parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or	sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp	did not r	eveal any prior saleveal any pri	les or transles or	sfers of the state	subject comparison of the comp	et property for the the carable sales for the of the subject proper COMPARABLE SAles Prior salen. The subject mount and Sumount and Sumoun	ree years pr year prior to rty and comp LE NO. 1 e transfe ct reporte ubject re	parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or	sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp	did not r	eveal any prior saleveal any pri	les or transles or	sfers of the state	subject comparison of the comp	et property for the the carable sales for the of the subject proper COMPARABLE SAles Prior salen. The subject mount and Sumount and Sumoun	ree years pr year prior to rty and comp LE NO. 1 e transfe ct reporte ubject re	parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or	sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp	did not r	eveal any prior saleveal any pri	les or transles or	sfers of the state	subject comparison of the comp	et property for the the carable sales for the of the subject proper COMPARABLE SAles Prior salen. The subject mount and Sumount and Sumoun	ree years pr year prior to rty and comp LE NO. 1 e transfe ct reporte ubject re	parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or	sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp	did not r	eveal any prior saleveal any pri	les or transles or	sfers of the state	subject comparison of the comp	et property for the the carable sales for the of the subject proper COMPARABLE SAles Prior salen. The subject mount and Sumount and Sumoun	ree years pr year prior to rty and comp LE NO. 1 e transfe ct reporte ubject re	parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or	sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp	did not r	eveal any prior saleveal any subject part of the s	les or transles or	sfers of the state	subject comparison of the comp	et property for the the carable sales for the of the subject proper COMPARABLE SAles Prior salen. The subject mount and Sumount and Sumoun	ree years pr year prior to rty and comp LE NO. 1 e transfe ct reporte ubject re	parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or	sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp	did not r	eveal any prior saleveal any subject part of the s	les or transles or	sfers of the ssfers of the state of the stat	subjeccompassion of the compassion of the compas	et property for the the carable sales for the of the subject proper COMPARABLE SAles Prior salen. The subject mount and Sumount and Sumoun	ree years pr year prior to rty and comp LE NO. 1	rior to the effect the date of sale parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai ported Not 12 months	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or .	aisal. sale. r sales on 2 R 0 subject Of Sale	page 3). COMPARA Realist 5/18/2023 property of on 04/24	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no sale amount
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or trar for \$540,000 as a consult sale amount; Notice of \$456,194. Comp	did not r	eveal any prior saleveal any subject part of the s	les or transitions of the less or transitions also on transitions also on transitions also on the less or transitions also on the less of the less	sfers of the services of the s	subjeccompassion of the compassion of the compas	y and comparable s ct property for the the arable sales for the of the subject proper COMPARABLE SA allist 18/2023 es Prior sal on. The subject amount and Su fer history in t	ree years pr year prior to rty and comp LE NO. 1	rior to the effect the date of sale parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai ported Not 12 months	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or .	aisal. sale. r sales on 2 R 0 subject Of Sale	page 3). COMPAR/ Realist 5/18/2023 property of on 04/24, //2022 with	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no sale amount
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp Summary of Sales Compar	did not r	eveal any prior saleveal any subject part of the s	les or transitions of the less or transitions also on transitions also on transitions also on the less or transitions also on the less of the less	sfers of the services of the s	subjeccompassion of the compassion of the compas	y and comparable s ct property for the the arable sales for the of the subject proper COMPARABLE SA allist 18/2023 es Prior sal on. The subject amount and Su fer history in t	ree years pr year prior to rty and comp LE NO. 1	rior to the effect the date of sale parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai ported Not 12 months	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or .	aisal. sale. r sales on 2 R 0 subject Of Sale	page 3). COMPAR/ Realist 5/18/2023 property of on 04/24, //2022 with	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no sale amount
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp Summary of Sales Compar	did not r	eveal any prior saleveal any subject part of the s	les or transitions of the less or transitions also on transitions also on transitions also on the less or transitions also on the less of the less	sfers of the services of the s	subjeccompassion of the compassion of the compas	y and comparable s ct property for the the arable sales for the of the subject proper COMPARABLE SA allist 18/2023 es Prior sal on. The subject amount and Su fer history in t	ree years pr year prior to rty and comp LE NO. 1 e transfe treporte ubject re he past	rior to the effect the date of sale parable sales (r COMF Realist 05/18/20 er (Probate ed prior trai ported Not 12 months	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or .	aisal. sale. r sales on 2 R 0 subject Of Sale	page 3). COMPAR/ Realist 5/18/2023 property of on 04/24, //2022 with	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no sale amount
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp Summary of Sales Compari	did not r	eveal any prior saleveal any state of the post of the subject peed in currentale on 02/24/not reveal any soach. See attention of Final Recommend	istory of the less or transition is also of	sfers of the state	subject comparison of the comp	y and comparable s ct property for the the arable sales for the of the subject proper COMPARABLE SA alist 18/2023 es Prior sal on. The subject amount and Su fer history in t	ree years progress year prior to rety and complete NO. 1 e transfect reported better the past of the	rior to the effect the date of sal parable sales (r COMF Realist 05/18/20 er (Probate ed prior traip ported Not 12 months	tive date of this appreciate of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or .	aisal. sale. r sales on 2 R 0 subject Of Sale 1 08/10/	page 3). COMPARA Realist 5/18/2023 property of on 04/24, 2022 with	ABLE SALE NO. 3 Bon 05/16/2023 /2023 with no sale amount
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp Summary of Sales Compari	did not r did no	eveal any prior saleveal any subject part of the s	istory of the less or transition is sale of transition is sale of the less or transition is sale or transition in the sale or transition is sale or transition in the sale or transition is sale or transition in the sale or transition is sale or transition in the sale or transition is sale or transition in the sale or transition is sale or transition in the sale or transition is sale or transition in the sale or transition is sale or transition in the sale	r transfer his addeded addeded addeded addeded addeded and per plans	subject comparison of the comp	y and comparable s ct property for the the arable sales for the of the subject proper COMPARABLE SA alist 18/2023 es Prior sal on. The subject imount and Su fer history in t st Approach (if decompositions)	ree years proved a less. If not, earee years proved and complete NO. 1 e transfect reported better the past of th	rior to the effect the date of sale parable sales (r COMF Realist 05/18/20 er (Probate ed prior train ported Not 12 months 538,900	tive date of this apprear of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or safers Notice of Sal	aisal. sale. r sales on 2 R 0 subject Of Sale 1 08/10/	page 3). COMPARA Realist 5/18/2023 property of on 04/24, 2022 with	ABLE SALE NO. 3 Bon 05/16/2023 //2023 with no I sale amount \$ spleted,
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp Summary of Sales Compar Indicated Value by Sales C Indicated Value by: Sale See attached adde	did not r did no	eveal any prior saleveal any prior saleveal any prior saleveal any prior saleveal any prior saled analysis of the post of the subject of the subject to	istory of the less or transcription sale of BJECT rior sale of BJECT roperty and (average) are also and (average) and (average) and (average) are also and (average) are also and (average) and (average) are also and (average) are also and (average) and (average) are also are also and (average) are also and (average) are also are also and (average) are also are also and (average) are also	sfers of the series of the ser	subjeccompassion of the compassion of the compas	et property for the the arable sales for the of the subject proper COMPARABLE SA alist 18/2023 es Prior sale on. The subject mount and Sufer history in the standard set appears of the subject and set appears on the dition that the repair set appears of the dition that the repair se	ree years proved prior to rety and complete NO. 1 e transfect reported better past of the	rior to the effect the date of sal parable sales (r COMF Realist 05/18/20 er (Probate ed prior train ported Not 12 months 538,900 ypothetical con ons have been	tive date of this apprear of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or safers Notice of Sal	aisal. sale. r sales on 2 R 0 subject Of Sale 1 08/10/	page 3). COMPAR/ Realist 5/18/2023 property (a. on 04/24/ 2022 with	ABLE SALE NO. 3 Bon 05/16/2023 //2023 with no I sale amount \$ spleted,
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp Summary of Sales Compar	did not r did no	eveal any prior saleveal any prior saleveal any prior saleveal any prior saleveal any prior saled analysis of the post of the subject of the subject to	istory of the less or transcription sale of BJECT rior sale of BJECT roperty and (average) are also and (average) and (average) and (average) are also and (average) are also and (average) and (average) are also and (average) are also and (average) and (average) are also are also and (average) are also and (average) are also are also and (average) are also are also and (average) are also	sfers of the series of the ser	subjeccompassion of the compassion of the compas	et property for the the arable sales for the of the subject proper COMPARABLE SA alist 18/2023 es Prior sale on. The subject mount and Sufer history in the standard set appears of the subject and set appears on the dition that the repair set appears of the dition that the repair se	ree years proved prior to rety and complete NO. 1 e transfect reported better past of the	rior to the effect the date of sal parable sales (r COMF Realist 05/18/20 er (Probate ed prior train ported Not 12 months 538,900 ypothetical con ons have been	tive date of this apprear of the comparable report additional price PARABLE SALE NO 23 Sale) for the safers Notice of Sale or safers Notice of Sal	aisal. sale. r sales on 2 R 0 subject Of Sale 1 08/10/	page 3). COMPAR/ Realist 5/18/2023 property (a. on 04/24/ 2022 with	ABLE SALE NO. 3 Bon 05/16/2023 //2023 with no I sale amount \$ spleted,
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp Summary of Sales Compar	did not r did no	eveal any prior saleveal any subject part of the subject of the subject to	istory of the less or transless	sfers of the services of the s	subject compassion of the comp	et property for the the arable sales for the of the subject proper COMPARABLE SA alist 18/2023 es Prior salen. The subject mount and Suffer history in the subject proper salen. The subject proper salen. The subject proper salen. The subject proper salen sale	ree years prove year prior to rty and complete NO. 1 e transfect reported better past of the past of	rior to the effect to the date of sale parable sales (r COMF Realist 05/18/20 er (Probate ed prior train ported Not 12 months 538,900 ypothetical con ons have been pair:	itive date of this appries of the comparable report additional price PARABLE SALE NO PARABLE S	aisal. sale. r sales on 2 R 0 subject Of Sale 1 08/10/	page 3). COMPAR/ Realist 5/18/2023 property (con 04/24, //2022 with	ABLE SALE NO. 3 Bon 05/16/2023 //2023 with no I sale amount \$ spleted, //ing required
My research X did Data source(s) Realist My research Idid X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar for \$540,000 as a c sale amount; Notice of \$456,194. Comp Summary of Sales Compari Indicated Value by Sales C Indicated Value by: Sale See attached adde This appraisal is made Subject to the following inspection based on the ext	did not r did no	eveal any prior saleveal any state of the positive of the subject peed in current cale on 02/24/not reveal any soach. See attain any saleveal any sale	les or transitions are less or transitions also of the less or transitions are less or	sfers of the series of the ser	subject comparison of the comp	et property for the the property for the subject property for sale on. The subject property for history in the subject property for history in the subject property for the	ree years proved year prior to rty and complete NO. 1 e transfect reported between the past of the pa	rior to the effect of the date of sale parable sales (r COMF Realist 05/18/20 er (Probate ed prior train ported Not 12 months 538,900 ypothetical contons have been pair:	itive date of this appropriate of the comparable report additional price PARABLE SALE NO PARAB	aisal. sale. r sales on 2 F 0 subject Of Sale 108/10/	page 3). COMPAR/ Realist 5/18/2023 property (con 04/24, //2022 with	ABLE SALE NO. 3 Bon 05/16/2023 //2023 with no I sale amount shapleted, //ing required

Freddie Mac Form 2055 March 2005 UAD Version 9/2011

Exterior-Only Inspection Residential Appraisal Report File No. Ext1433Carlos Clarification of Intended Use and Intended User: The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. Clarification of Intended Use and Intended User: ClearCapital.com, Inc. California AMC Registration/License # 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 18 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 appraisar 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. COST APPROACH TO VALUE (not required by Fannie Mae) Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The estimated site (land) value was derived by the abstraction method due to lack of land sales in subject's neighborhood area. OPINION OF SITE VALUE = \$ ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW 326,451 Source of cost data CRMLS/Public Records/DwellingCost Publication Dwelling 172..... = \$ 283,800 1.650 Sa. Ft. @ \$ Sq. Ft. @ \$ Ouality rating from cost service Average Effective date of cost data 05/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) 30.030 Garage/Carport 462 65.... = \$ Improvement to land ratios are typical for the area. The Sa Ft@\$

replacement costs for the improvements were selected by review	Total Estimate of Cost-New = \$ 313,830
of Dwelling Cost Publication, building contractors interviews, and	Less 75 Physical Functional External
appraiser's files. Typically reproduction cost is utilized for new	Depreciation \$121,347 = \$ (121,347)
construction. No external inadequacies noted. See attached	Depreciated Cost of Improvements
sketch addendum.	"As-is" Value of Site Improvements . Hardscape
Estimated Remaining Economic Life (HUD and VA only) 46 Years	INDICATED VALUE BY COST APPROACH = \$ 538,900
INCOME APPROACH TO VAL	UE (not required by Fannie Mae)
Estimated Monthly Market Rent \$ X Gross Rent Multiplier =	\$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) The income	approach is not considered applicable for single family residences as
predominantly owner occupied single family homes, thus, rental da	ta to support income is limited.
PROJECT INFORMATIO	N FOR PUDs (if applicable)
Is the developer/builder in control of the Homeowners' Association (HOA)?	No Unit type(s) Detached Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA	and the subject property is an attached dwelling unit.
Legal name of project	
Total number of phases Total number of units	Total number of units sold
Total number of units rented Total number of units for sale	Data source(s)
Was the project created by the conversion of an existing building(s) into a PUD? Yes	No If Yes, date of conversion.
Does the project contain any multi-dwelling units? Yes No Data source(s)	
Are the units, common elements, and recreation facilities complete? Yes No	If No, describe the status of completion.
Are the common elements leased to or by the Homeowners' Association?	o If Yes, describe the rental terms and options.
Describe common elements and recreational facilities.	
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 8 Page	
raye	5 0, 0 2003_000ND 12102013

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

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

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

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

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

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

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

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

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

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

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

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seg., or similar state laws.

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

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

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature < Signature_ Name Tamra Miller Company Name Appraisal Services Company Name Company Address 2615 Bonnie Brae Ave Company Address Claremont, CA 91711 Telephone Number _ Telephone Number <u>949-433-4924</u> Email Address Email Address tmillerappraisal@gmail.com Date of Signature and Report 05/18/2023 Date of Signature State Certification # _ Effective Date of Appraisal 05/18/2023 State Certification # AR033837 or State License # or State License # 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 1433 Carlos Pl Did not inspect exterior subject property Ontario, CA 91764 Did inspect exterior of subject property from street Date of Inspection APPRAISED VALUE OF SUBJECT PROPERTY \$ 540,000 LENDER/CLIENT COMPARABLE SALES Did not inspect exterior of comparable sales from street Name Clear Capital 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

Exterior-Only Inspection Residential Appraisal Report File No. Ext1433Carlos

FEATURE	,	SUB	JECT				SALE NO. 4		MPARABLE S						SALE NO). 6
1433 Carlos Pl					908 N Placer Ave 1459 N Sa Ontario, CA 91764 Ontario, C				1542 N Isadora Way Ontario, CA 91764							
Address Ontario, CA	91764	<u> </u>					4		CA 9176	4					64	
Proximity to Subject				0.75 mi	les SW	/		0.34 mil	es NW		0.1	7 n	niles	NE		
Sale Price	\$					\$	510,000		\$	625,000				\$	\$	529,999
Sale Price/Gross Liv. Area	\$	(0.00 sq. ft.	\$ 364.	29 sa. ft.		,	\$ 386.2	28 sa. ft.	·	\$ 4	427	7.41	sa. ft.		
Data Source(s)	-						5549;DOM 37			3345:DOM 7)57191	DOM 7
Verification Source(s)				Doc #3					3639/Real		Per			***	,07 101,	DOW 7
	DE		NOTION								_			1011	T	
VALUE ADJUSTMENTS	DE	SC _F	RIPTION		RIPTION		+(-) \$ Adjustment		RIPTION	+(-) \$ Adjustment			CRIPT	ION	+(-) \$	Adjustment
Sale or Financing				ArmLth				ArmLth			List	ing)			
Concessions				Cash;0				FHA;0		0						
Date of Sale/Time				s09/22;	c08/22	2	-45,900	s11/22;d	10/22	-43,750	c05	/23	3			0
Location	N;Res	3;		A;Free	vay;		20,000	N;Bck F	eeder St;	0	N;R	Res	;			
Leasehold/Fee Simple	Fee S	Simi	ple	Fee Sir			,	Fee Sim	nple		Fee	e Si	imple	.		
Site	7200	_		7700 sf			0	7200 sf			720					
	N;Res			N;Res;			0	N;Res;			N;R					
View			1141 1		1141			 	1141 1							
Design (Style)		rac	ditional	DT1;Tr	aditiona	al	0	DT2;Tra	iditional			1; I	radit	ional		0
Quality of Construction	Q4			Q4				Q4			Q4					
Actual Age	45			59			0	46		0	44					0
Condition	C4			C4				C4			С3					-35,000
Above Grade	Total Bdr	rmc	Baths	Total Bdrms	Baths	c		Total Bdrms.	Baths			Bdrn	mc	Baths		
Room Count		4	2.1	7 4	2.0		4,500	7 4	2.0	4,500	7	4		2.0		4,500
	1 4	_									<u>'</u>	4				
Gross Living Area		1,	,650 sq. ft.		1,400 s	sq. ft.	18,800		,618 sq. ft.	0	1.		1,47	74 sq. f	π.	13,200
Basement & Finished	0sf			0sf				0sf			0sf					
Rooms Below Grade																
Functional Utility	Avera	ge		Averag	е			Average			Ave	erac	ge			
Heating/Cooling	FWA/			FWA/C				FWA/CA					CAC		1	
	None			None	, .			None			Nor		٥٨٥		+	
Energy Efficient Items								1			_					
Garage/Carport	2ga2c			2ga2dv				2ga2dw			2ga				\perp	
Porch/Patio/Deck	Patio/	<u>De</u>	ck	Patio/D	eck			Patio/De	eck		Enc	clos	sed F	atio		-8,000
Pool Features	Pool			Pool				None		15,000	Nor	ne				15,000
Cost to Cure	Cost t	to C	Cure	Cost to	Cure		-5,000	Cost to	Cure	-5,000			o Cu	re		-5,000
							-,,,,,							-		-,,,,,
AL LA P. L					X -	\$	7,600		X - \$	20.250	\vdash	1	X	1 4		45 200
Net Adjustment (Total)				+		+ +	7,600			29,250	-	J +			>	15,300
Adjusted Sale Price				Net Adj.	-1.5%			Net Adj.	-4.7%		Net A	,		.4%		
of Comparables				Gross Adj.	18.5%	\$	502,400	Gross Adj.	10.9% \$	595,750	Gross	s Adj	j. 12	.8%		314,699
			SH	BJECT			0011010101501	LE NO 4	COMF	PARABLE SALE NO	5				DIECNIE	NO. 6
ITEM			50				COMPARABLE SA	LL NO. 4			. J		CO	MPARA	ARLE SALE	
ITEM Date of Prior Sale/Transfer		05	5/16/2023				COMPARABLE SA	LL NO. 4			. J		CO	MPARA	ABLE SALE	
Date of Prior Sale/Transfer			/16/2023				COMPARABLE SA	LL NO. 4			. J		CO	MPARA	ABLE SALE	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer		\$5	5/16/2023 540,000			Ra		LL NO. 4	Realist		. J	P			ABLE SALE	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)		\$5 Re	5/16/2023 540,000 ealist				alist	LL IVO. 4	Realist		. J		Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023					LL NO. 4	Realist 05/16/20				Realis			
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL NO. 4			. 5		Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL NO. 4					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL NO. 4					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL NO. 4					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL NO. 4			. 3		Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LE NO. 7			. 3		Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LE NO. 7			. 3		Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LE NO. T			. 3		Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL NO. T			. 3		Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL NO. T			. 3		Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL NO. T			. 3		Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL NO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL NO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL NO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL NO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL INO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL INO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL INO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LE NO. 7					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LE NO. 7					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL INO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL INO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL INO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LE NO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL INO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL INO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL INO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL INO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist	LL INO. T					Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist						Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist						Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist						Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist						Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist						Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist						Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist						Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist						Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist						Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist						Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist						Realis	st		
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$5 Re 05	6/16/2023 640,000 ealist 6/18/2023				alist						Realis	st		

Exterior-Only Inspection Residential Appraisal Report File No. Ext1433Carlos BJECT COMPARABLE SALE NO. 7 COMPARABLE SALE NO. 8 COMPARABLE SALE NO. 9

FEATURE		SUBJECT	COMPARAE	BLE S	SALE NO. 7	CO	MPARABLE S	ALF NO. 8		COMPARABLE S	ALF NO. 9
1433 Carlos PI			2114 E Alondr								-
Address Ontario, CA	91764	1	Ontario, CA 9								
Proximity to Subject	3170	r	0.11 miles NE		-1						
Sale Price	.		U. IT ITILES INL		640,000		\$			\$	
	\$	0.00 "	A F20 C2 (1)	\$	640,000	. 0.0					
Sale Price/Gross Liv. Area	\$	0.00 sq. π.	\$ 539.63 sq. ft.		5004-DOM 04	\$ 0.0	00 sq. ft.		\$	0.00 sq. ft.	
Data Source(s)			CRMLS#SW2	306	5904;DOM 24						
Verification Source(s)			Listing								
VALUE ADJUSTMENTS	DE	SCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCR	RIPTION	+(-) \$ Adjustment	D	ESCRIPTION	+(-) \$ Adjustment
Sale or Financing			Listing								
Concessions											
Date of Sale/Time			Active		-6,400						
Location	N;Re	s·	N;Bck Feeder	St·	0						
Leasehold/Fee Simple		Simple	Fee Simple	Οι,	0						
Site	7200		7200 sf								
View	N;Re		N;Res;								
Design (Style)		<u>Fraditional</u>	DT1;Traditiona	al	0						
Quality of Construction	Q4		Q4								
Actual Age	45		58		0						
Condition	C4		C3		-35,000						
Above Grade	Total Bd	rms. Baths	Total Bdrms. Baths	s	15,000	Total Bdrms.	Baths		Total	Bdrms. Baths	
Room Count	7 .	4 2.1	6 3 2.0)	4,500						
Gross Living Area	-	1,650 sq. ft.	1,186 s		34,800		sq. ft.			sq. ft.	
Basement & Finished	0sf	.,500 sq. it.	0sf	y. 11.	3 1,000		Jy. II.			3q. it.	
Rooms Below Grade	USI		031								
	Λ		A. (0.75.5						-		
Functional Utility	Avera		Average						-		
Heating/Cooling	FWA		FWA/CAC								
Energy Efficient Items	None		None								
Garage/Carport	2ga2	wb	2ga2dw								
Porch/Patio/Deck	Patio	/Deck	Patio/Deck						L		
Pool Features	Pool		None		15,000						
Cost to Cure		to Cure	Cost to Cure		-5,000						
			000110 000		0,000						
Net Adjustment (Total)			X +	\$	22,900	Ь.				+	
				_	22,900	+			-		
Adjusted Sale Price			Net Adj. 3.6%		222 222	Net Adj.	%		Net A		
of Comparables			Gross Adj. 18.1%	\$	662,900		% \$		Gross	· · · · · · · · · · · · · · · · · · ·	
ITEM			BJECT		COMPARABLE SA	LE NO. 7	COMP	ARABLE SALE NO	. 8	COMPARABL	E SALE NO. 9
Data of Drian Cala/Transfor		05/16/2023									
Date of Prior Sale/Transfer											
Price of Prior Sale/Transfer		\$540,000									
Price of Prior Sale/Transfer		\$540,000 Realist		Re	alist						
Price of Prior Sale/Transfer Data Source(s)	ce(s)	Realist			alist /18/2023						
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s)		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour		Realist 05/18/2023									

Uniform Appraisal Dataset Definitions

File No Ext1433Carlos

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.

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.

Abbreviat	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
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	View
Α	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	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
CtyStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
С	Contracted Date	Date of Sale/Time	rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Conv	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	Sale or Financing Concessions
CV	Covered	Garage/Carport	REO	REO Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
DOM	Days On Market	Data Sources	RT	Row or Townhouse	Design(Style)
DOM	=		RH		
	Detached Structure	Design(Style)		Rural Housing - USDA	Sale or Financing Concessions
dw Estato	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	S	Settlement Date	Date of Sale/Time
е	Expiration Date	Date of Sale/Time	Short	Short Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
g	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
gbi	Garage - Built-in	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carport	WO	Walk Out Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
GlfCse	Golf Course	Location	WtrFr	Water Frontage	Location
Glfvw	Golf Course View	View	Wtr	Water View	View
HR	High Rise Structure	Design(Style)	W	Withdrawn Date	Date of Sale/Time
Ind	Industrial	Location & View	Woods	Woods View	View
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
L 		ersion 9/2011 Produced using ACI software 8	L	. ———	2055 05HAD 12182015

ADDENDUM

Borrower: Catamount Properties 2018 LLC	File	No.: Ext1433Carlos
Property Address: 1433 Carlos Pl	Ca	se No.:
City: Ontario	State: CA	Zip: 91764
Lender: Wedgewood Inc		

Neighborhood Boundaries

Page 1

Neighborhood Description

The general neighborhood consists of predominantly one story story single family residences constructed of average quality materials. Most of the houses were built during the 50's through 70's. The dwellings reflect overall average maintenance and repair. Subject property is of similar age, design and appeal and conforms well to the surrounding area. K-6 schools and convenient shopping located within a 1 mile radius. Freeway access is located 1.5 mile radius. No adverse conditions noted.

Neighborhood Market Conditions

The MLS and DataQuick News Source reported decreases of prices and values for first, second, third, fourth quarters of 2022. Per DataQuick News the general market area has a rate of decrease of approximately 1% per month, therefore, indicative of decreasing prices and values in the general market area. The average marketing time range was reported at 0 to 71 days, and reasonable exposure time was 25 days. Conventional financing are typically sought after in subject's area.

Source: Corelogic/Realist/DataQuick News

Extra Comments

Prior MLS listings "This 1,650 sqft Ontario home features 4 bedrooms and 2.5 bathrooms with a unique layout and huge 7,200 sq ft lot. There is an attached 2 car garage with a large driveway. This property is a full interior rehab. Pool will need to be resurfaced."

Roofing deficiency was not observed to affect safety, soundness, or structural integrity of the subject property, however, cost to cure estimated at \$5,000. No adverse affect to marketability.

Additional Features

Exterior inspection was performed per engagement guidelines on 05/18/2023.

Through analyzation of numerous comps through matched paired sales analysis, it was determined that the subject's reasonable marketing time was reported between 0 to 71 days and deemed typical for marketing times within the subject's neighborhood market area. Thus the value conclusion presented herein still reflects a market value conclusion 0 to 71 days for the subject's general market area.

The average marketing time range was reported at 0 to 71 days, and reasonable exposure time was 25 days.

Comments on Sales Comparison

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 bracket the subject's square footage.

The appraiser also considers the overall condition of the subject when making a determination of an amount to adjust for market reaction when considering paired sales.

Through paired sales analysis the market revealed comparable sales were deemed similar in lot utility, therefore, zero dollar adjustments were warranted in the sales grid as all comps were similar in overall marketability and market appeal.

The subject's MLS indicated interior needs full rehab, thus, condition rating derived through observed and reported minimal upgrades through paired sales analysis.

Comp 1 was reported in upgraded condition with standard upgrades to kitchen/baths/flooring/windows and was adjusted for condition, time, cooling, solar panels, pool, cost to cure for roof, bath count.

Comp 2 was reported in superior highly upgraded condition (highly upgraded condition to kitchen, baths, flooring) and was adjusted for condition, sale concession, time, GLA, garage, cost to cure for roof.

Comp 3 was reported in similar condition having minimal upgrades to kitchen/baths and was adjusted for solar panels, cost to cure for roof, bath count, GLA.

Comps 1, 2, 4 exceed 15% gross line adjustment however were used due to a lack of closed sales similar in marketability in the past 12 months and 2 mile radius thus expanded market search warranted.

Comp 4 was reported in similar condition having minimal upgrades to kitchen/baths and was adjusted for time, location, bath count, cost to cure, GLA.

Comp 5 was reported in similar condition having minimal upgrades to kitchen/baths and was adjusted for time, bath count, no pool, cost to cure. Comp 5 MLS listing photo was used due to homeowner in front yard at the time of the inspection.

ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.:	Ext1433Carlos
Property Address: 1433 Carlos Pl	Case No	D.:
City: Ontario	State: CA	Zip: 91764
Lender: Wedgewood Inc		

Comp 6 pending sale was reported in upgraded condition with standard upgrades to kitchen, baths, flooring and was adjusted for condition, bath count, no pool, cost to cure, enclosed patio, GLA.

Comp 7 active listing was reported in superior condition upgrades to kitchen/baths and was adjusted for condition, bed bath count, GLA, no pool, list to sale.

Time adjustments for comps 1, 2, 4, 5 were derived through paired sales analysis, as there were minimal recent closed sales (within the past 3 months) similar in marketability/GLA as the subject.

Comp 1 exceeded 5 months, comp 2 exceeded 5 months, comp 4 exceeded 8 months, comp 5 exceeded 7 months from the effective date of the inspection was 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 is within 78 days from the effective date of

Through paired sales analysis the market indicated homes with four bedrooms did command higher prices/values versus homes with three bedrooms thus adjustments warranted in the sales grid.

Through paired sales analysis the market indicated homes with solar panels did command higher prices/values versus homes without improvement thus adjustment warranted in the sales grid.

Through paired sales analysis the market indicated homes backing feeder street did not command lower prices/values versus homes within the interior tract neighborhood thus zero dollar adjustment warranted in the sales grid.

Through paired sales analysis the market indicated homes with two and half bathrooms did command higher prices/values versus homes with two bathrooms thus adjustments warranted in the sales grid.

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

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 3 when considering least gross line adjustment and date of sale.

The opinion of value was not derived by averaging methodology, rather most weight to value of comparable sale 3 from sales comparison approach.

After all other adjustments were made an as-is opinion of value is \$540,000.

appraisal and through paired sales analysis no time adjustment warranted.

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)

The average marketing time range was reported at 0 to 71 days, and reasonable exposure time was 25 days.

Final Reconciliation

The sales comparison approach is the best indicator to value. The cost approach is more appropriately used for new and proposed construction, thus, the cost approach was given secondary weight to value. The property is owner occupied and the neighborhood is predominately owner users. Thus, the gross rental multiplier (GRM) and income approach were not utilized in the report.

Land to value ratio common and typical for the subject's market area. No adverse affect to marketability.

ClearCapital.com, Inc. California AMC Registration/License # 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 18 years appraising in the market.

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

ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: Ext14	433Carlos
Property Address: 1433 Carlos Pl	Case No.:	
City: Ontario	State: CA	Zip: 91764
Lender: Wedgewood Inc		
appraiser conclusion. Due to the rapidly changing economic condi property values (and valuation) is not currently known. The impact market and the appraiser has documented any known specific market inform the client and intended users of the conditions seen at the ti	of this outbreak also can ket conditions within the	vary from market to appraisal to better

Market Conditions Addendum to the Appraisal Report File No. Ext1433Carlos

The purpose of this addendum is to provide the lender/client with		understanding of the	market trends and cor	nditior	ns prevalent in t	he su	bject neighborh	ood.	i i i i i i i i i i i i i i i i i i i			
addendum for all appraisal reports with an effective date on or after Property Address 1433 Carlos PI		State (CA Zip Cod	e 91	764							
Borrower Catamount Properties 2018 LLC		City Onta				, tato	<u> </u>					
Instructions: The appraiser must use the information require							-	-	-			
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				as sea	asonal markets,			eclo	sures, etc.			
Inventory Analysis Total # of Comparable Sales (Settled)	Prior 7-12 Months 32	Prior 4-6 Months 12	Current - 3 Months 23		Increasing		Overall Trend Stable		Declining			
Absorption Rate (Total Sales/Months)	5.33	4.00	7.67	-	Increasing	H	Stable	╬	Declining			
Total # of Comparable Active Listings	8	10	12		Declining		Stable	X	Increasing			
Months of Housing Supply (Total Listings/Ab.Rate)	1.50	2.50	1.56	X	Declining		Stable		Increasing			
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		I		Overall Trend	ΙΩ) D II!			
Median Comparable Sale Price Median Comparable Sales Days on Market	682,500 11	650,000 31	625,000 17	_	Increasing Declining	H	Stable Stable		Declining Increasing			
Median Comparable List Price	639,500	605,000	635,000		Increasing	X	Stable		Declining			
Median Comparable Listings Days on Market	16	8	22		Declining		Stable	X	Increasing			
Median Sale Price as % of List Price	102.00%	99.00%	100.00%	=	Increasing	-	Stable		Declining			
Seller-(developer, builder, etc.)paid financial assistance prevaler		No	20/1 50/1		Declining		Stable	<u> </u>	Increasing			
Explain in detail the seller concessions trends for the past 12 m An analysis was performed on 67 competing												
seller concessions. This analysis shows a ch			. For those sale	:5, a	iolai oi 37	J /0	were repor	ieu	to nave			
delici delicedelerio. Triio di idiyole di lewe d di i	a.igo oi /o po											
· · · · · · · · · · · · · · · · · · ·			the trends in listings a					بالمد	. h. DEO			
An analysis was performed on 67 competing	sales over the p	Dast 12 months	. For those sale	s, a	total of 0.0	1% W	vere reporte	ea to	be REU.			
•	Cite data sources for above information. Information reported in the CRMLS system (using an effective date of 05/18/2023) was utilized to arrive at											
Cite data sources for above information. Information reports the results noted on this addendum. Any percentage of the control									to arrive at			
the results noted on this addendum. Any percentage of the results noted on this addendum.	cent change res	ults noted in the	ese comments a	are l	based on s	impl	e regressio	n.				
the results noted on this addendum. Any pero	cent change res	ults noted in the	ppraisal report form.	are k	u used any add	impl	e regressio	n.				
the results noted on this addendum. Any peroduction of the summarize the above information as support for your conclusions pending sales and/or expired and withdrawn listings, to formulate	cent change res	ults noted in the abovide both an explanal	ppraisal report form.	If you	used any add	impl itiona	e regressio	n. uch a	ıs an analysis of			
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of	sions in the Neighbor e your conclusions, pro sales over the p 1.4% per month	hood section of the a byide both an explanal past 12 months h. Based on all s	ppraisal report form. ion and support for yo . The sales with sales in this san	are to the second of the secon	u used any add nclusions. nis group h group, there	impl itiona ad a	e regressio I information, s a median sa a 2.1 month	n. uch a ile p	is an analysis of price of pply. This			
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of +17.2% per mon	sions in the Neighbor e your conclusions, pro sales over the p 1.4% per month	hood section of the a byide both an explanal past 12 months h. Based on all s	ppraisal report form. ion and support for yo . The sales with sales in this san	are to the second of the secon	u used any add nclusions. nis group h group, there	impl itiona ad a	e regressio I information, s a median sa a 2.1 month	n. uch a ile p	is an analysis of price of pply. This			
the results noted on this addendum. Any percommercial Summarize the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of -	sions in the Neighbor e your conclusions, pro sales over the p 1.4% per month	hood section of the a byide both an explanal past 12 months h. Based on all s	ppraisal report form. ion and support for yo . The sales with sales in this san	are to the second of the secon	u used any add nclusions. nis group h group, there	impl itiona ad a	e regressio I information, s a median sa a 2.1 month	n. uch a ile p	is an analysis of price of pply. This			
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of +17.2% per mon	sions in the Neighbor e your conclusions, pro sales over the p 1.4% per month	hood section of the a byide both an explanal past 12 months h. Based on all s	ppraisal report form. ion and support for yo . The sales with sales in this san	are to the second of the secon	u used any add nclusions. nis group h group, there	impl itiona ad a	e regressio I information, s a median sa a 2.1 month	n. uch a ile p	is an analysis of price of pply. This			
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of +17.2% per mon	sions in the Neighbor e your conclusions, pro sales over the p 1.4% per month	hood section of the a byide both an explanal past 12 months h. Based on all s	ppraisal report form. ion and support for yo . The sales with sales in this san	are to the second of the secon	u used any add nclusions. nis group h group, there	impl itiona ad a	e regressio I information, s a median sa a 2.1 month	n. uch a ile p	is an analysis of price of pply. This			
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of +17.2% per mon	sions in the Neighbor e your conclusions, pro sales over the p 1.4% per month	hood section of the a byide both an explanal past 12 months h. Based on all s	ppraisal report form. ion and support for yo . The sales with sales in this san	are to the second of the secon	u used any add nclusions. nis group h group, there	impl itiona ad a	e regressio I information, s a median sa a 2.1 month	n. uch a ile p	is an analysis of price of pply. This			
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of +17.2% per mon month. If the subject is a unit in a condominium or cooperative	cent change rescions in the Neighborie your conclusions, prosales over the plant of the sales over the plant. These sales	ults noted in the hood section of the a poide both an explanal past 12 months h. Based on all s had a median	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	are to the second of the secon	u used any add nclusions. nis group h group, there	impl ad a ab is a vvs a	e regressio I information, s a median sa a 2.1 month change of	n. uch a ile p	is an analysis of price of pply. This			
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of +17.2% per mon month. If the subject is a unit in a condominium or cooperative Subject Project Data	cent change res sions in the Neighbor e your conclusions, pro sales over the p 1.4% per month th. These sales	hood section of the a bovide both an explanal past 12 months h. Based on all s had a median	ppraisal report form. ion and support for yo . The sales with sales in this san	If your conhin the general section of the gen	used any add nclusions. nis group h group, there allysis show	impl ad a ab is a vvs a	e regressio I information, s a median sa a 2.1 month change of	n. uch a ile p	orice of pply. This 3.7% per			
the results noted on this addendum. Any perconstruction of the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled)	cent change rescions in the Neighborie your conclusions, prosales over the plant of the sales over the plant. These sales	ults noted in the hood section of the a poide both an explanal past 12 months h. Based on all s had a median	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If you con in the general series and	used any add nclusions. nis group h group, there allysis show	impl ad a ad a is a vvs a	e regressio I information, s a median sa a 2.1 month change of me: Overall Trend Stable	n. uch a ile p	orice of pply. This 3.7% per			
the results noted on this addendum. Any percommendation of the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Any percommendation on this addendum. Any perconclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of +17.2% per monmonth.	cent change rescions in the Neighborie your conclusions, prosales over the plant of the sales over the plant. These sales	ults noted in the hood section of the a poide both an explanal past 12 months h. Based on all s had a median	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If you our con hin the gest and	used any add nclusions. nis group h group, there allysis show	impl ad a ad a is a vvs a	e regressio I information, s a median sa a 2.1 month change of me: Overall Trend Stable Stable	n. uch a ile p	orice of pply. This 3.7% per Declining Declining			
the results noted on this addendum. Any perconstruction of the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled)	cent change rescions in the Neighborie your conclusions, prosales over the plant of the sales over the plant. These sales	ults noted in the hood section of the a poide both an explanal past 12 months h. Based on all s had a median	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If your connin theme ges ann	used any add nclusions. nis group h group, there allysis show	impl ad a ad a is a vvs a	e regressio I information, s a median sa a 2.1 month change of me: Overall Trend Stable	n. uch a ile p	orice of pply. This 3.7% per			
the results noted on this addendum. Any percompending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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)	cent change rescions in the Neighborie your conclusions, proscales over the parameter of th	ults noted in the above th	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If your conding the condinate the conding	used any add nclusions. nis group h group, there allysis show Projec Increasing Declining Declining	ad a ae is a vys a	e regressio I information, s a median sa a 2.1 month change of ne: Overall Trend Stable Stable Stable Stable	n. uch a le p +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
the results noted on this addendum. Any percompending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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)	cent change rescions in the Neighborie your conclusions, proscales over the parameter of th	ults noted in the above th	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If your conding the condinate the conding	used any add nclusions. nis group h group, there allysis show Projec Increasing Declining Declining	ad a ae is a vys a	e regressio I information, s a median sa a 2.1 month change of ne: Overall Trend Stable Stable Stable Stable	n. uch a le p +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
the results noted on this addendum. Any percompending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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)	cent change rescions in the Neighborie your conclusions, proscales over the parameter of th	ults noted in the above th	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If your conding the condinate the conding	used any add nclusions. nis group h group, there allysis show Projec Increasing Declining Declining	ad a ae is a vys a	e regressio I information, s a median sa a 2.1 month change of ne: Overall Trend Stable Stable Stable Stable	n. uch a le p +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
the results noted on this addendum. Any percompensation as support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per mon 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)	cent change rescions in the Neighborie your conclusions, proscales over the parameter of th	ults noted in the above th	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If your conding the condinate the conding	used any add nclusions. nis group h group, there allysis show Projec Increasing Declining Declining	ad a ae is a vys a	e regressio I information, s a median sa a 2.1 month change of ne: Overall Trend Stable Stable Stable Stable	n. uch a le p +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
the results noted on this addendum. Any percompensation as support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per mon 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)	cent change rescions in the Neighborie your conclusions, proscales over the parameter of th	ults noted in the above th	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If your conding the condinate the conding	used any add nclusions. nis group h group, there allysis show Projec Increasing Declining Declining	ad a ae is a vys a	e regressio I information, s a median sa a 2.1 month change of ne: Overall Trend Stable Stable Stable Stable	n. uch a le p +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
the results noted on this addendum. Any percompending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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)	cent change rescions in the Neighborie your conclusions, proscales over the parameter of th	ults noted in the above th	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If your conding the condinate the conding	used any add nclusions. nis group h group, there allysis show Projec Increasing Declining Declining	ad a ae is a vys a	e regressio I information, s a median sa a 2.1 month change of ne: Overall Trend Stable Stable Stable Stable	n. uch a le p +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
the results noted on this addendum. Any percompending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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)	cent change rescions in the Neighborie your conclusions, proscales over the parameter of th	ults noted in the above th	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If your conding the condinate the conding	used any add nclusions. nis group h group, there allysis show Projec Increasing Declining Declining	ad a ae is a vys a	e regressio I information, s a median sa a 2.1 month change of ne: Overall Trend Stable Stable Stable Stable	n. uch a le p +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
the results noted on this addendum. Any percompending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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)	cent change rescions in the Neighborie your conclusions, prospect sales over the plants. These sales reproject, complete Prior 7-12 Months Yes No If your control of the project of the	ults noted in the above th	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If your conding the condinate the conding	used any add nclusions. nis group h group, there allysis show Projec Increasing Declining Declining	ad a ae is a vys a	e regressio I information, s a median sa a 2.1 month change of ne: Overall Trend Stable Stable Stable Stable	n. uch a le p +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
the results noted on this addendum. Any percommendation is support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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?	cent change rescions in the Neighborie your conclusions, prospect sales over the plants. These sales reproject, complete Prior 7-12 Months Yes No If your control of the project of the	ults noted in the above th	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If your conding the condinate the conding	used any add nclusions. nis group h group, there allysis show Projec Increasing Declining Declining	ad a ae is a vys a	e regressio I information, s a median sa a 2.1 month change of ne: Overall Trend Stable Stable Stable Stable	n. uch a le p +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
the results noted on this addendum. Any percommendation is support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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?	cent change rescions in the Neighborie your conclusions, prospect sales over the plants. These sales reproject, complete Prior 7-12 Months Yes No If your control of the project of the	ults noted in the above th	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If your conding the condinate the conding	used any add nclusions. nis group h group, there allysis show Projec Increasing Declining Declining	ad a ae is a vys a	e regressio I information, s a median sa a 2.1 month change of ne: Overall Trend Stable Stable Stable Stable	n. uch a le p +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
the results noted on this addendum. Any percommendation is support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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?	cent change rescions in the Neighborie your conclusions, prospect sales over the plants. These sales reproject, complete Prior 7-12 Months Yes No If your control of the project of the	ults noted in the above th	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If your conding the condinate the conding	used any add nclusions. nis group h group, there allysis show Projec Increasing Declining Declining	ad a ae is a vys a	e regressio I information, s a median sa a 2.1 month change of ne: Overall Trend Stable Stable Stable Stable	n. uch a le p +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
the results noted on this addendum. Any percommendation is support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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?	cent change rescions in the Neighborie your conclusions, prospect sales over the plants. These sales reproject, complete Prior 7-12 Months Yes No If your control of the project of the	ults noted in the above th	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If your conding the condinate the conding	used any add nclusions. nis group h group, there allysis show Projec Increasing Declining Declining	ad a ae is a vys a	e regressio I information, s a median sa a 2.1 month change of ne: Overall Trend Stable Stable Stable Stable	n. uch a le p +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
the results noted on this addendum. Any percommendation is support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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?	cent change rescions in the Neighborie your conclusions, prospect sales over the plants. These sales reproject, complete Prior 7-12 Months Yes No If your control of the project of the	ults noted in the above th	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If your conding the condinate the conding	used any add nclusions. nis group h group, there allysis show Projec Increasing Declining Declining	ad a ae is a vys a	e regressio I information, s a median sa a 2.1 month change of ne: Overall Trend Stable Stable Stable Stable	n. uch a le p +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
the results noted on this addendum. Any percommendation is support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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?	cent change rescions in the Neighborie your conclusions, prospect sales over the plants. These sales reproject, complete Prior 7-12 Months Yes No If your control of the project of the	te the following: Prior 4-6 Months yes, indicate the numb	ppraisal report form. ion and support for yo . The sales with sales in this san DOM of 15. This	If you our con hin the gas and	pased on solutions and any addinclusions. In is group hyproup, there allysis show the analysis shows the analysis show the analysis show the analysis shows the analysis show the analysis show the analysis show the analysis shows the an	impl itiona ad a e is a vs a	e regressio I information, s a median sa a 2.1 month change of me: Overall Trend Stable Stable Stable gs and sales of f	n. uch a le phi su +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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? Summarize the above trends and address the impact on the subject of the subject is a unit in a condominium or cooperative subject is a unit in a condominium or c	cent change rescions in the Neighborie your conclusions, prospect sales over the plants. These sales reproject, complete Prior 7-12 Months Yes No If your control of the project of the	te the following: Prior 4-6 Months yes, indicate the numb	ppraisal report form. ion and support for yo. The sales with sales in this san DOM of 15. This Current - 3 Months er of REO listings and	If you our con hin the gas and	pased on solutions and any addinclusions. In is group hyproup, there allysis show the analysis shows the analysis show the analysis show the analysis shows the analysis show the analysis show the analysis show the analysis shows the an	impl itiona ad a e is a vs a	e regressio I information, s a median sa a 2.1 month change of me: Overall Trend Stable Stable Stable gs and sales of f	n. uch a le phi su +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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? Summarize the above trends and address the impact on the subject of the subject Project P	cent change rescions in the Neighborie your conclusions, prospect sales over the plants. These sales reproject, complete Prior 7-12 Months Yes No If your control of the project of the	te the following: Prior 4-6 Months SUP	ppraisal report form. ion and support for yo. The sales with sales in this san DOM of 15. This Current - 3 Months er of REO listings and	If you our con hin the garden same to the garden sa	pased on solutions and anclusions. The project of t	impl iitiona ad a ad a is a vvs a listing	e regressio I information, s a median sa a 2.1 month change of me: Overall Trend Stable Stable Stable gs and sales of f	n. uch a le phi su +13	price of pply. This b.7% per Declining Declining Increasing Increasing			
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per mon 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? Summarize the above trends and address the impact on the subject of the subject Project	cent change rescions in the Neighborie your conclusions, prospect sales over the plants. These sales reproject, complete Prior 7-12 Months Yes No If your control of the project of the	ults noted in the hood section of the a byide both an explanate past 12 months. Based on all shad a median between the following: Prior 4-6 Months SUPI Signa	ppraisal report form. ion and support for yo. The sales with sales in this san DOM of 15. This Current - 3 Months er of REO listings and	If you our con in the general section of the sectio	pased on solutions and anclusions. In used any addinclusions. In group hyproup, there allysis show the second of	impl itiona ad a e is a vvs a listing	e regression e regression l'information, sur median sa a 2.1 month change of stable stable stable stable grand sales of f	n. uch a sule range and sule range a	price of pply. This b.7% per Declining Declining Increasing Increasing			
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of -analysis shows a change of -analysis shows a change of +17.2% per monmonth. 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? Summarize the above trends and address the impact on the subject of the subject is a unit in a condominium or cooperative subject Project Data APPRAISER Signature Name Tamra Miller	cent change rescions in the Neighborie your conclusions, prospect sales over the plants. These sales reproject, complete Prior 7-12 Months Yes No If your control of the project of the	ults noted in the hood section of the a pivide both an explanat past 12 months. Based on all shad a median let the following: Prior 4-6 Months Supplement of the section of the apivide both an explanation of the pivide both an explanation of the section of the	ppraisal report form. ion and support for yo. The sales with sales in this san DOM of 15. This Current - 3 Months er of REO listings and	If you our con in the general section of the	pased on solutions and anclusions. In used any addinclusions. In group hyproup, there allysis show the project of the project	impl itiona ad a e is a vvs a listing	e regression e regression l'information, sur median sa a 2.1 month change of stable stable stable stable grand sales of f	n. uch a sulle range in sulle range	price of pply. This b.7% per Declining Declining Increasing Increasing			
Summarize the above information as support for your concluspending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of +17.2% per monmonth. 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? Summarize the above trends and address the impact on the subject Project Data APPRAISER Signature Name Tamra Miller Company Name Appraisal Services Company Address 2615 Bonnie Brae Ave	cent change rescions in the Neighborie your conclusions, prospect sales over the plants. These sales reproject, complete Prior 7-12 Months Yes No If your control of the project of the	ults noted in the hood section of the a byide both an explanation of the section of the abyide both an explanation of the section of the sect	ppraisal report form. ion and support for yo. The sales with sales in this san DOM of 15. This Current - 3 Months er of REO listings and	If you our con in the general state of the s	pased on solutions and anclusions. In used any addinclusions. In a group has group, there is allysis shown and the second and	impl itiona ad a e is a vvs a listing	e regression e regression l'information, sur median sa a 2.1 month change of stable stable stable stable grand sales of f	n. uch a sulle range in sulle range	price of pply. This b.7% per Declining Declining Increasing Increasing			
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of analysis shows a change of analysis shows a change of +17.2% per monmonth. 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? Summarize the above trends and address the impact on the subject of the subject Project Data and Appraisal Services Company Name Appraisal Services Company Address 2615 Bonnie Brae Ave Claremont, CA 91711	cent change resisions in the Neighborie your conclusions, prosales over the plants. These sales re project, complete prior 7-12 Months Yes No If your conclusions, prosales over the plants. These sales	sults noted in the abovide both an explanal past 12 months in. Based on all shad a median steet the following: Prior 4-6 Months SUPI Signa Nam Com Com Com	ppraisal report form. ion and support for yo. The sales with sales in this san DOM of 15. This Current - 3 Months er of REO listings and er of REO listings and pany Name pany Address	If you our con in the general section of the property of the p	Projec Increasing Declining Declining AISER (ON	impl itiona ad a e is a vvs a listing	me: Overall Trend Stable Stable Stable gs and sales of f	n. uch a le p su +13 corecl	Declining Declining Increasing Increasing Dissed properties.			
Summarize the above information as support for your concluspending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 67 competing \$650,000. This analysis shows a change of +17.2% per monmonth. 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? Summarize the above trends and address the impact on the subject Project Data APPRAISER Signature Name Tamra Miller Company Name Appraisal Services Company Address 2615 Bonnie Brae Ave	cent change resisions in the Neighborie your conclusions, prosales over the plants. These sales re project, complete prior 7-12 Months Yes No If your conclusions, prosection of the project of the pro	sults noted in the abovide both an explanat past 12 months. Based on all shad a median prior 4-6 Months. Supplemental states and supplemental states are supplemental states. Supplemental	ppraisal report form. ion and support for yo. The sales with sales in this san DOM of 15. This Current - 3 Months er of REO listings and ERVISORY API ature pany Name pany Name	If you our con in the general section of the property of the p	Projec Increasing Declining Declining AISER (ON	impl itiona ad a e is a vvs a listing	me: Overall Trend Stable Stable Stable gs and sales of f	n. uch a sulle range in sulle range	Declining Declining Increasing Increasing Dissed properties.			

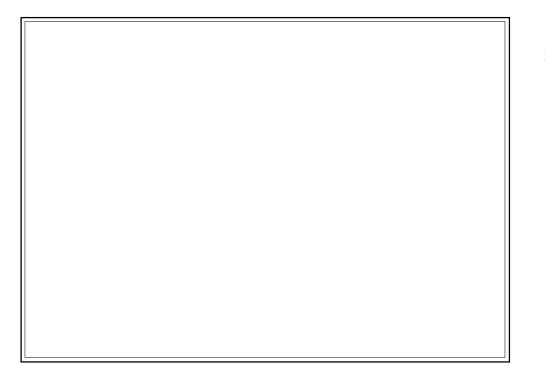
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File N	0.: Ext1433Carlos	
Property Address: 1433 Carlos PI	Case	No.:	
City: Ontario	State: CA	Zip: 91764	
Lender: Wedgewood Inc		,	

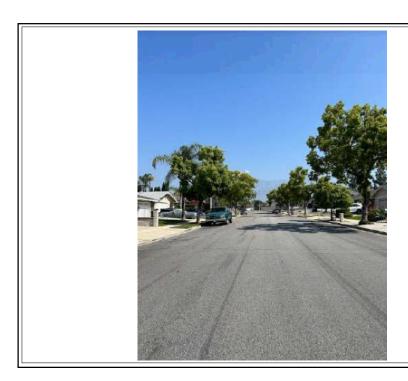


FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: May 18, 2023 Appraised Value: \$ 540,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC
Property Address: 1433 Carlos PI
City: Ontario
Lender: Wedgewood Inc



COMPARABLE SALE #1

1609 E Deodar St Ontario, CA 91764 Sale Date: s04/23;c01/23 Sale Price: \$ 588,000



COMPARABLE SALE #2

1432 Del Rio Way Ontario, CA 91764 Sale Date: s02/23;c01/23 Sale Price: \$ 710,000



COMPARABLE SALE #3

1758 N Madera Ave Ontario, CA 91764 Sale Date: s03/23;c02/23 Sale Price: \$ 587,500

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC
Property Address: 1433 Carlos PI
City: Ontario
Lender: Wedgewood Inc



COMPARABLE SALE #4

908 N Placer Ave Ontario, CA 91764 Sale Date: s09/22;c08/22 Sale Price: \$ 510,000



COMPARABLE SALE #5

1459 N Sacramento PI Ontario, CA 91764 Sale Date: s11/22;c10/22 Sale Price: \$ 625,000



COMPARABLE SALE #6

1542 N Isadora Way Ontario, CA 91764 Sale Date: c05/23 Sale Price: \$ 629,999

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: Ext1433Carlos			
Property Address: 1433 Carlos PI	Case I	No.:		
City: Ontario	State: CA	Zip: 91764		
Lender: Wedgewood Inc		•		



COMPARABLE SALE #7

2114 E Alondra St Ontario, CA 91764 Sale Date: Active Sale Price: \$ 640,000

		ļ
ĺ		

COMPARABLE SALE #8

Sale Date: Sale Price: \$

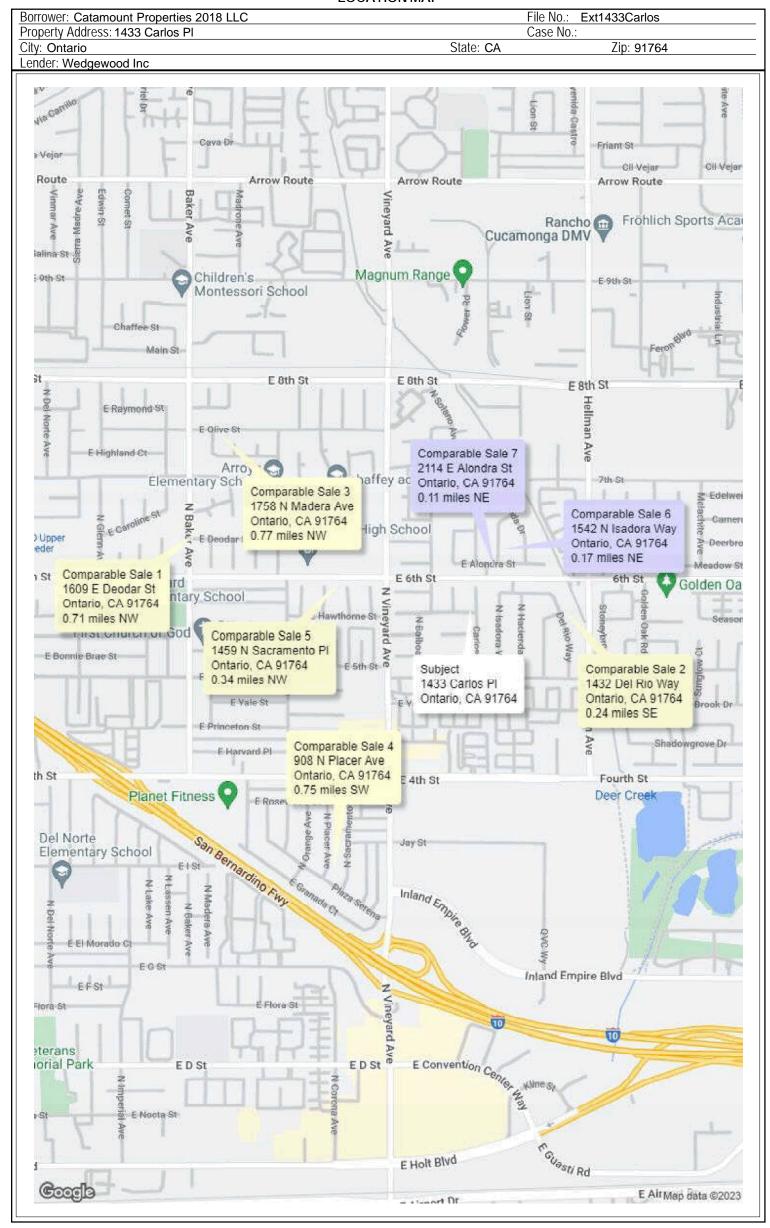
COMPARABLE SALE #9

Sale Date: Sale Price: \$

PLAT MAP

Borrower: Catamount F	Properties 2018 LLC	File No.: Ext1433Carlos	
Property Address: 1433	Carlos PI	Case No.:	
City: Ontario		State: CA	Zip: 91764
Lender: Wedgewood In	C		
THIS WAP IS FOR THE PURPOSE OF AD VALORED TAXABLE DALY.	Tract No. 9684, M.B. 133	1 \$\frac{1}{2}\$ 6 \$\frac{1}{2}\$ 2 \$\frac{1}{2}\$ 5 \$\frac{1}{2}\$ 2 \$\frac{1}{2}	9 = 2 = 34 2 = 3 = 34 Subject
October 2004 1	ract No. 9885. W.S. 336/37-38	Ptn. S.W.1/4, Sec.15 Book	essor's Map k 0210 Page 30

LOCATION MAP



USPAP ADDENDUM

File No. Ext1433Carlos

	USPAP	ADDENDUM	1	
Borrower: Catamount Properti	es 2018 LLC			
Property Address: 1433 Carlos	Pl			
City: Ontario	County: <u>San Berna</u>	ardino St	ate: CA	Zip Code: 91764
Lender: Wedgewood Inc				
APPRAISAL AND REPOR	TIDENTIFICATION			
This report was prepared u	nder the following USPAP repor	ting option:		
X Appraisal Report	A written report prepared under	r Standards Rule 2-2	(a).	
Restricted Appraisal R				
Restricted Appliaisarit	Witter report prepared under	i Standards Ruic 2 2	(6).	
Reasonable Exposure Ti				
My opinion of a reasonable expos	ure time for the subject property at the ma	arket value stated in t	his report is: 25	
The average marketing time r	ange was reported at 0 to 71 days,	and reasonable e	xposure time wa	as 25 days.
0 0	5		•	•
				· ·
				· ·
Additional Contifications				
Additional Certifications				
	es, as an appraiser or in any other capacity	ty, regarding the prop	erty that is the sub	oject of this report within the three-year
period immediately preceding	g acceptance of this assignment.			
☐ I HAVE performed services,	as an appraiser or in another capacity, re	egarding the property	that is the subject	of this report within the three-year
period immediately preceding	g acceptance of this assignment. Those se	ervices are described	in the comments	below.
Additional Comments				
APPRAISER:		SUPERVISOR	RY APPRAISER (only if required):
1 '	۸			
Signature:		Cianaturo		
Name: Tamra Miller				
Date Signed: 05/18/2023		Date Signed:		
State Certification #: AR03383		State Certific	ation #:	
or State License #:	Chala II	or State Lice		
or Other (describe): State: CA	State #:	State:	ate of Certification	or License:
Expiration Date of Certification of	r License: 04/27/2024			on of Subject Property:
Effective Date of Appraisal: 05/	8/2023	Did Not		nly from street Interior and Exterior

Borrower: Catamount Properties 2018 LLC
Property Address: 1433 Carlos PI
City: Ontario
State: CA
City: 91764

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. \$1,000,000 D. \$1,000,000

5. Deductible (Inclusive of Claims Expenses):

5A. <u>\$500</u> Each Claim 5B. <u>\$1,000</u> 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

President Secretary

PRA100 (01/20)

Borrower: Catamount Properties 2018 LLC File No.: Ext1433Carlos Property Address: 1433 Carlos Pl City: Ontario Case No.: State: CA Zip: 91764

Lender: Wedgewood Inc



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

Effective Date:

Date Expires:

April 28, 2022 April 27, 2024

Loretta Dillon, Deputy Bureau Chief, BREA

3062162

Borrower: Catamount Properties 2018 LLC	File No.: Ext1433Carlos	
Property Address: 1433 Carlos PI	Case No.	7in: 04704
City: Ontario Lender: Wedgewood Inc	State: CA	Zip: 91764
20		
PROPERTY TRANSFER HISTORY		
* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY *		
(may include properties that were considered but not utilized as comparate	oles)	
	,	
1533 N Mariposa Ave		
-No transfer history.		
1372 N Isadora Way		
-No transfer history.		
OOO N. Disser Ave		
908 N Placer Ave -Transferred on 09/08/2022 for \$0. It transferred from Arzola Manuela to 0	Owner Record and was a Aff	fidavit (Document #308445)
-Transferred on 09/08/2022 for \$0. It transferred from Arzola-Relles Ygnad		
#308444).		·
4422 Dol Dio Woy		
1432 Del Rio Way -No transfer history.		
1361 N Hacienda Dr		
-No transfer history.		
^		
<u> </u>		
Appraise: Supe	rvisory Appraiser:	
Name: Name): 	

FLOOD MAP

Borrower: Catamount Properties 2018 LLC
Property Address: 1433 Carlos PI
City: Ontario

File No.: Ext1433Carlos
Case No.:

State: CA
Zip: 91764

Lender: Wedgewood Inc



FLOOD INFORMATION

Community: City of Ontario

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 06071C8628J

Panel: 06071C8628

Zone: X

Map Date: 02-18-2015

FIP5: 06071

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area - High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or meuse of this flood map or its data.

AERIAL MAP

Borrower: Catamount Properties 2018 LLC
Property Address: 1433 Carlos PI
City: Ontario
State: CA

File No.: Ext1433Carlos
Case No.:

Zip: 91764

Lender: Wedgewood Inc

