### **APPRAISAL OF**



### LOCATED AT:

1924 Vaquero St West Covina, CA 91791

### FOR:

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

### **BORROWER:**

Catamount Properties 2018 LLC

### AS OF:

April 6, 2023

BY:

Tamra Miller

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

File Number: CndExtVaquero

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

1924 Vaquero St West Covina, CA 91791

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 April 6, 2023

is:

\$685,000 Six Hundred Eighty-Five Thousand Dollars

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

Tamra Miller

## Exterior-Only Inspection Individual Condominium Unit Appraisal Report

File No. CndExtVaquero

Property Addres									tely support					
		Vaquero St			it # -		West C	ovina	a				Zip Code <b>9179</b>	91
Borrower Cata						c Record W	u Wei				Co	ounty Los	Angeles	
			CONDOMIN	NIUM UNI	Т 27									
Assessor's Parc							Year <b>202</b> 2					E. Taxes \$		
Project Name		$\overline{}$			ase # 1		p Reference	639	44				4080.05	
Occupant X	Owner	Tenant	Vacant	Sp	ecial Assess	ments \$ 0					HOA \$ <b>4</b>	35	per year	X per month
Property Rights	Appraised	X Fee Sin			Other (descr									
Assignment Typ	ре 🔲 Рі	urchase Transac	ction Refina	ance Transacti	ion XOt	her (describe	) Servicir	ng						
Lender/Client V	Nedgew	ood Inc		Ad	dress 201	5 Manhat	tan Beac	h Bl	vd Suite 1	00, R	edondo E	Beach, (	CA 90278	
Is the subject pr	roperty curr	ently offered for	sale or has it bee	n offered for sa	ale in the twe	elve months p	orior to the ef	fective	date of this a	praisal	?	Yes X	lo	
Report data sou	urce(s) use	d, offering price(	s), and date(s).	Per CRMI	LS, there	are no k	nown list	ings	of the sub	ject p	property i	in the pr	ior 12 month	s.
I did  Contract Price \$				subject purcha						ntract fo		y the analys  Data Sour	sis was not perform	ned.
			te of Contract ges, sale concess	cions aift or do		oroperty selle							Yes No	
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Specific Zoning									dential, Co	$\overline{}$	$\overline{}$			
Zoning Complia			egal Nonconform	ing – Do the zo	oning regula	tions permit r	ebuilding to o	current	density?	Yes	s No			
No Zoning		) Illegal (describ												
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### Exterior-Only Inspection Individual Condominium Unit Appraisal Report File No. CndExtVaguero Describe the condition of the project and quality of construction. Average quality condominiums in overall average condition. Average marketability appeal for the area. Describe the common elements and recreational facilities. Walkways, landscaping, pool/spa and common areas. Are any common elements leased to or by the Homeowners' Association? Yes XNo If Yes, describe the rental terms and options. Is the project subject to a ground rent? Yes X No If Yes, \$ \_\_\_\_\_ per year (describe terms and conditions) Are the parking facilities adequate for the project size and type? X Yes No If No, describe and comment on the effect on value and marketability. I did X did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. CC & R's were not reviewed and an extraordinary assumption and hypothetical condition that no unusual items and conditions concerning subject property and management is adequate and no adversely impacts marketability and transfer of ownership. Are there any other fees (other than regular HOA charges) for the use of the project facilities? Yes X No If Yes, report the charges and describe. Compared to other competitive projects of similar quality and design, the subject unit charge appears 🔲 High 🛛 🗶 Average 🔲 Low 💮 If High or Low, describe. Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser? Yes X No If Yes, describe and explain the effect on value and marketability. Annual assessment charge per year per square feet of gross living area = \$ 0.00 | Electricity Gas Water Sewer Cable X Other Ins/landscaping | | X Assessment and Tax Records Prior Inspection Property Owner Unit Charge \$ 435.00 per month X 12 = \$ 5,220 per year Utilities included in the unit monthly assessment None Heat Air Conditioning Source(s) Used for Physical Characteristics of Property Appraisal Files X MLS Data Source for Gross Living Area MLS/Public Records Other (describe) General Description Car Storage Amenities Appliances X Fireplace(s) # 1 X Refrigerator Average Floor # 1 None # of Levels 2 \_\_] Woodstove(s) # 0 X Range/Oven Average X Garage Covered Open X Disp X Microwave Heating Type FAU Fuel Gas X Deck/Patio Deck/Patio # of Cars 2 X Dishwasher Average X Central AC Individual AC Porch/Balcony **None** Assigned \_\_ Owned X Washer/Dryer Average Other (describe) Parking Space # 0 Other **None** 6 Rooms 3 Bedrooms 3.0 Bath(s) 1,448 Square Feet of Gross Living Area Above Grade Finished area **above** grade contains: X Yes No If No, describe and comment on compatibility to other projects in the market area. Are the heating and cooling for the individual units separately metered? Additional features (special energy efficient items, etc.). See Attached Addendum. Describe the condition of the property (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;Exterior inspection completed on the subject property. Prior MLS listing from 2016 had interior photos for review and analyzation. Yes X No If Yes, describe Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? X Yes No Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? If No. describe. I X did did not research the sale or transfer history of the subject property and comparable sales. If not, explain My research X did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. Data source(s) Realist My research X did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale. Data source(s) Realist Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3). COMPARABLE SALE NO. 3 ITEM SUBJECT COMPARABLE SALE NO. 1 COMPARABLE SALE NO. 2 Date of Prior Sale/Transfer 03/07/2023 01/19/2023 03/09/2023 \$105,079 \$0 \$0 Price of Prior Sale/Transfer Realist Realist Realist Realist Data Source(s) Effective Date of Data Source(s) 03/13/2023 04/06/2023 04/06/2023 04/06/2023 Analysis of prior sale or transfer history of the subject property and comparable sales Prior sale transfer reported for the subject reported as a Notice Of

sales in the past 12 months.

Trustee's Sale/Notice of Default with reported final judgment amount of \$105,079 Doc#149817. No reported prior sales of comparable

# Exterior-Only Inspection Individual Condominium Unit Appraisal Report

File No. CndExtVaquero

	rable properties currently of					725,000	
	rable sales in the subject ne					to \$ 752,000	
FEATURE	SUBJECT		LE SALE NO. 1		E SALE NO. 2	COMPARABLE S	
Address and 1924 Vac	•	1817 Borrego [		1316 Oahu St	04.04700	2017 Chaparral S	
Unit # -, West Covina		-, West Covina		-, West Covina,		-, West Covina, C	A 91791
Project Name and Mont	erra Pointe	Monterra Point	е	Ridgewood Villa	age	The Terraces	
Phase 1		1		1		1	
Proximity to Subject		0.23 miles NW	750,000	0.90 miles SW		0.15 miles NE	222.222
Sale Price	\$		\$ 752,000		\$ 651,000	\$	600,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 391.06 sq. ft.	205007 20110	\$ 427.17 sq. ft.	20707 0014 40	\$ 475.44 sq. ft.	
Data Source(s)			2253987;DOM 2			CRMLS #NDP230	
Verification Source(s)		Doc #37549/Re		Doc #1025842/		Doc #151745/Rea	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth	7.500	ArmLth	0.000	ArmLth	0
Concessions		Conv;7500		Conv;3000		Cash;0	0
Date of Sale/Time	N.D	s01/23;c12/22	-3,008	s10/22;c09/22	-4,557	s03/23;c01/23	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple	0	Fee Simple		Fee Simple	
HOA Mo. Assessment	\$435	\$450	0	\$255	0	\$539	0
Common Elements	Pool/Spa	Pool/Spa		Pool/Spa		Pool	0
and Rec. Facilities	Common Areas	Common Areas	5	Common Areas	3	Common Areas	
Floor Location	D.Mtra	D.M.		N.D.	05.000	N.Doo:	05.000
View	B;Mtn;	B;Mtn;		N;Res;	25,000		25,000
Design (Style)	RT2L;Contemp	RT2L;Contemp	)	RT2L;Contemp		RT1L;Contemp	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	40	33	0		0	40	
Condition	C3	C3	45.000	C3		C3	45.000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	-15,000		0.500	Total Bdrms. Baths	15,000
Room Count	6 3 3.0	7 4 3.0		6 3 2.1	6,500	5 2 2.0	12,000
Gross Living Area	1,448 sq. ft.	1,923 sq	. ft41,300	1,524 sq.	ft. 0	1,262 sq. ft.	16,200
Basement & Finished	0sf	0sf		0sf		0sf	
Rooms Below Grade						•	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2g;garage	2g;garage		2g;garage		2g;garage	
Porch/Patio/Deck	Deck/Patio	Deck/Patio		Deck/Patio		Deck/Patio	
Net Adjustment (Total)		+ X-	\$ 66,808		\$ 23,943	X + - \$	68,200
Adjusted Sale Price		Net Adj8.9%		Net Adj. 3.7%		Net Adj. 11.4%	
,		l <b></b>			074040		000 000
of Comparables		Gross Adj. 8.9%		Gross Adj. 6.0%	\$ 674,943	Gross Adj. 11.4% \$	668,200
,	ison Approach See Atta		· /	Gross Adj. 6.0%	\$ 674,943	Gross Adj.   11.4%   \$	668,200
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of Comparables Summary of Sales Compar		ached Addendur	· /	Gross Adj. 6.0%	\$ 674,943	Gross Adj. 11.4%   \$	668,200
of Comparables		ached Addendur	n.			Gross Adj. 11.4%   \$	668,200
of Comparables Summary of Sales Compar	omparison Approach \$ <b>68</b>	ached Addendur  5,000 INCOME APPE	n. ROACH TO VALUE (r	not required by Fanr	nie Mae)		668,200
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This report form is designed to report an appraisal of a unit in a condominium project or a condominium unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a cooperative project.

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

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

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

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

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

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

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

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

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

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

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

### Exterior-Only Inspection Individual Condominium Unit Appraisal Report

File No. CndExtVaquero

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

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

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

CLIDED/JEODA ADDDAIGED (ONLY IE DECLIDED)

AFFRAISER	SUPERVISOR I APPRAISER (ONLT IF REQUIRED)
1-14-	
Signature	Signature
Name Tamra Miller	Name
Company Name Appraisal Services	Company Name
Company Address <u>2615 Bonnie Brae Ave</u>	Company Address
Claremont, CA 91711	
Telephone Number <u>949-433-4924</u>	Telephone Number
Email Address tmillerappraisal@gmail.com	Email Address
Date of Signature and Report <u>04/07/2023</u>	Date of Signature
Effective Date of Appraisal 04/06/2023	State Certification #
State Certification # AR033837	or State License #
or State License #	State
or State License # State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License 04/27/2024	
ADDRESS OF PROPERTY APPRAISED	SUBJECT PROPERTY
<u>1924 Vaquero St</u> Unit #	Did not inspect exterior subject property
West Covina, CA 91791	Did inspect exterior of subject property from street
	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 685,000	
I ENDED/OUENT	COMPARADIE CALEO
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc	Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach Blvd Suite 100	Date of Inspection
Redondo Beach, CA 90278	
Email Address	

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### Exterior-Only Inspection Individual Condominium Unit Appraisal Report File No. CndExtVaquero COMPARABLE SALE NO. 4 COMPARABLE SALE NO. 5 COMPARABLE SALE NO. 6 2845 Trish Way Address and 1924 Vaquero St 1831 Lanai St Unit # -, West Covina, CA 91791 , West Covina, CA 91792 -, West Covina, CA 91792 Project Name and Monterra Pointe Ridgewood Village West Crest Phase 1 0.62 miles SW 2.57 miles SE Proximity to Subject 725,000 Sale Price 645,000 0.00 sq. ft. 423.23 sq. ft. 469.26 sq. ft. 0.00 sq. ft. Sale Price/Gross Liv. Area CRMLS #TR23051744;DOM 7 CRMLS#NP23040418;DOM 28 Data Source(s) Verification Source(s) Pending Active DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION VALUE ADJUSTMENTS +(-) \$ Adjustment +(-) \$ Adjustment +(-) \$ Adjustment Sale or Financing Listing Listing Concessions c04/23 0 Active -7,250 Date of Sale/Time Location N;Res; N;Res; N;Res; Leasehold/Fee Simple Fee Simple Fee Simple Fee Simple HOA Mo. Assessment \$435 \$280 \$442 0 Pool/Spa Pool/Spa Pool/Spa Common Flements and Rec. Facilities Common Areas Common Areas Common Areas Floor Location 1 25,000 View B;Mtn; B;Mtn; N;Res; RT2L;Contemp RT2L;Contemp RT2L;Contemp Design (Style) Quality of Construction Q4 Q4 Q4 40 45 0 38 0 Actual Age C3 C3 Condition C3 Above Grade Total Bdrms Baths Total Bdrms Baths Total Bdrms. Baths Total Bdrms Baths Room Count 6 3 3.0 6 3 6,500 3.0 2.1 6 3 Gross Living Area 1,448 sq. ft. 1,524 sq. ft. 0 1,545 sq. ft. 0 sq. ft. 0sf 0sf Basement & Finished Rooms Below Grade Functional Utility Average Average Average FWA/CAC FWA/CAC FWA/CAC Heating/Cooling Energy Efficient Items None None None Garage/Carport 2g;garage 2g;garage 2g;garage Porch/Patio/Deck Deck/Patio Deck/Patio Deck/Patio **X** + 6,500 X + 17,750 \_\_\_+ Net Adjustment (Total) Adjusted Sale Price Net Adj. 1.0% Net Adj. 2.4% Net Adj. % 651,500 Gross Adj of Comparables Gross Ad 1.0% 4.4% 742.750 Gross Ad ITEM SUBJECT COMPARABLE SALE NO. 4 COMPARABLE SALE NO. 5 COMPARABLE SALE NO. 6 03/07/2023 Date of Prior Sale/Transfer \$105,079 Price of Prior Sale/Transfer Data Source(s) Realist Realist Realist 04/06/2023 04/06/2023 03/13/2023 Effective Date of Data Source(s) Summary of Sales Comparison Approach

### **Uniform Appraisal Dataset Definitions**

File No. CndExtVaguero

### 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.

# Uniform Appraisal Dataset Definitions File No. CndExtVaquero

			i		
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site	in	Interior Only Stairs	Basement & Finished Rooms Below Gra
AdjPrk	Adjacent to Park	Location	Lndfl	Landfill	Location
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	View
	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ırmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
T	Attached Structure	Design(Style)	Mtn	Mountain View	View
a	Bathroom(s)	Basement & Finished Rooms Below Grade	N	Neutral	Location & View
or Or	Bedroom	Basement & Finished Rooms Below Grade	NonArm		
				Non-Arms Length Sale	Sale or Financing Concessions
3	Beneficial	Location & View	op	Open	Garage/Carport
BsyRd	Busy Road	Location	0	Other	Basement & Finished Rooms Below Gra
р	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
tyStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
	Contracted Date	Date of Sale/Time	rr	Recreational (Rec) Room	Basement & Finished Rooms Below Gra
Conv				Relocation Sale	
	Conventional	Sale or Financing Concessions	Relo		Sale or Financing Concessions
V	Covered	Garage/Carport	REO	REO Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
MOC	Days On Market	Data Sources	RT	Row or Townhouse	Design(Style)
T	Detached Structure	Design(Style)	RH	Rural Housing - USDA	Sale or Financing Concessions
W	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	S	Settlement Date	Date of Sale/Time
		Date of Sale/Time	Short	Short Sale	Sale or Financing Concessions
-11V 5	Expiration Date				
HA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
l	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
a	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
bi	Garage - Built-in	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
ıd	Garage - Detached	Garage/Carport	wo	Walk Out Basement	Basement & Finished Rooms Below Gra
SR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Gra
SlfCse	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

### **ADDENDUM**

Borrower: Catamount Properties 2018 LLC	F	ile No.: CndExtVaquero
Property Address: 1924 Vaquero St	C	Case No.:
City: West Covina	State: CA	Zip: 91791
Lender: Wedgewood Inc		

### **Legal Description**

Page 1

### **Neighborhood Description**

The general neighborhood consists of single family residences and condominium/ townhomes and are constructed of average quality materials. Most homes units were built during the 1960's; condo/townhomes were built during the 1970's-2000's. The dwellings reflect overall average maintenance and repair. K-12 schools, community parks and convenient shopping located within one mile radius and two mile radius of freeway access. No adverse conditions noted.

### **Neighborhood Market Conditions**

The MLS and DataQuick News Source reported an overall decline of prices and values for four quarters of 2022. Per DataQuick News the general market area has a rate of decrease of approximately .1% per month, therefore, indicative of declining prices and values in the general market area. The average marketing time range was reported at 2 to 57 days, and reasonable exposure time was 5 days. Conventional financing loans are typically sought after in subject's area.

### Source: Corelogic/Realist/DataQuick News

Remaining Economic Life is estimated at 60 years.

### **Aditional Commentary**

Through analyzation of numerous comps through matched paired sales analysis, it was determined that the subject's reasonable marketing time was reported between 2 to 57 days and reasonable exposure time was 5 days which was deemed typical for marketing times within the subject's neighborhood market area.

### Other Utilities Included in Monthly Charge

Insurance/common area/landscaping upkeep and maintenance.

### **Additional Features**

Exterior inspection was performed per engagement guidelines on 04/06/2023. "Monterra Pointe" homeowner's association monthly dues of \$371 includes landscape upkeep/maintenance of common areas, trash, insurance.

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

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

MLS listings of comparable sales disclosed number of units as 30 total in development at Monterra Pointe.

### **Private Street**

The subject's development is located within a private street per plat map addendum and maintenance of the development's private street completed by homeowner's association. No known maintenance agreement currently exists with individual homeowners within the development, however, maintained by association. All comps used are located on similar private streets with similar marketability.

### **Comments on Sales Comparison**

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

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

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

There were a lack of closed sales similar in marketability, year built, GLA in the past 6 months and 2 mile radius, thus, an expanded market search was warranted.

Comp 1 was reported in similar condition to kitchen/baths/flooring and was adjusted for time adjustment, sale concession, bedroom count, GLA.

Comp 2 was reported in similar condition to kitchen/baths/flooring and was adjusted for time adjustment, sale concession, bathroom count, inferior view.

MLS listing photos for comps 1, 2 were used due to homeowners in front at the time of the inspection.

Comp 3 was reported in similar condition to kitchen/baths/flooring and was adjusted for bed/bathroom count, inferior view, GI A.

### **ADDENDUM**

Borrower: Catamount Properties 2018 LLC	File	No.: CndExtVaquero
Property Address: 1924 Vaquero St	Cas	se No.:
City: West Covina	State: CA	Zip: 91791
Lender: Wednewood Inc		

Comp 4 pending sale was reported similar condition to kitchen/baths/flooring and was adjusted for bath count.

Comp 5 active was reported similar condition to kitchen/baths/flooring and was adjusted for list to sale, bed count, bath count. Comp 5 exceeds 1 mile from the subject and was used due to a lack of listings similar in marketability, GLA, year built in the past 12 months and 3 mile radius thus an expanded search was conducted.

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

Through paired sales analysis the market indicated homes with 3 bedrooms did command higher prices/values versus homes with 2 bedrooms thus adjustment warranted in the sales grid.

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

Comp 1 exceeded 4 months from the effective date of the inspection. Comp 2 exceeded 7 months from the effective date of the inspection and were used due to a lack of closed sales similar in marketability, GLA, year built in the past 12 months and 3 mile radius.

Comp 3 did not warrant a time adjustment as it closed less than 67 days from the effective date of the inspection and through paired sales analysis the market indicated no time adjustment warranted in the first quarter of 2023.

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

Through paired sales analysis the market indicated homes with 3 bathrooms did command higher prices/values versus homes with 2.1/2 bathrooms thus adjustments warranted in the sales grid.

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

Most weight to value was placed on comp 1 when considering immediate market development (proximity to subject).

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

After all other adjustments were made an as-is opinion of value is \$685,000.

Clear Capital AMC California Registration # 1256

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

The appraiser is based in Claremont, CA. The appraiser is located within 12 miles from the property and has 19 years appraising in the market, thus, geographically competent.

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

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

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

# $\textbf{Market Conditions Addendum to the Appraisal Report} \qquad \textit{File No. CndExtVaquero}$

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required						
addendum for all appraisal reports with an effective date on or after April 1, 2009.  Property Address 1924 Vaguero St  City West Covina  State CA  Zip Code 91791						
Borrower Catamount Properties 2018 LLC		Ony VVOOL	COVING		State O/ Zip	50dc <b>51751</b>
Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and						
overall market conditions as reported in the Neighborhood section						
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 prope	rty. The appraiser mus	st explain any anomal	ies in the data, such a		ts, new construction	, foreclosures, etc.
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	V la casa dia a	Overall Tren	
Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)	30 5.00	8 2.67	13	X Increasing X Increasing	Stable Stable	Declining  Declining
Total # of Comparable Active Listings	5.00	2.67	4.33 5	Declining	Stable	X Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.00	0.75	1.15	Declining	Stable	X Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		Overall Tren	d
Median Comparable Sale Price	569,000	559,000	560,000	Increasing	Stable	X Declining
Median Comparable Sales Days on Market	12	23	13	X Declining	Stable	Increasing
Median Comparable List Price  Median Comparable Listings Days on Market	549,000 17	555,000 19	575,000 13	Increasing  X Declining	X Stable Stable	Declining Increasing
Median Sale Price as % of List Price	103.00%	101.00%	97.00%	Increasing	Stable	X Declining
Seller-(developer, builder, etc.)paid financial assistance prevaler		No	01.0070	Declining	X Stable	Increasing
Explain in detail the seller concessions trends for the past 12 m			rom 3% to 5%, increa	sing use of buydov		
An analysis was performed on 51 competing			For those sale	s, a total of 3	9.2% were rep	oorted to have
seller concessions. This analysis shows a ch	ange of +54% p	er month.				
Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	yes, explain (including	the trends in listings a	and sales of foreclo	sed properties)	
An analysis was performed on 51 competing	-		-			orted to be REO.
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Cita data courses for about information. Information rand	anta al lia tha CDI	All S system (us	ing an offoctive	data of 04/0	6/2022) 2426	tilizad to arrive at
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Cite data sources for above information. Information reported in the CRMLS system (using an effective date of 04/06/2023) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.						
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the results noted on this addendum. Any pero Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate	cent change res	ults noted in the hood section of the a povide both an explanat	ppraisal report form.	are based on  If you used any acur conclusions.	simple regres	sion. n, such as an analysis of
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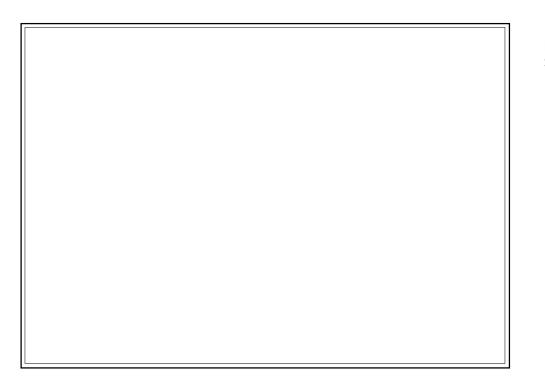
### SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File N	0.: CndExtVaquero
Property Address: 1924 Vaquero St	Case	No.:
City: West Covina	State: CA	Zip: 91791
Lender: Wedgewood Inc		·



# FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: April 6, 2023 Appraised Value: \$ 685,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

### COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: CndExtVaquero		
Property Address: 1924 Vaquero St	Case	No.:	
City: West Covina	State: CA	Zip: 91791	
Lender: Wedgewood Inc			



### COMPARABLE SALE #1

1817 Borrego Dr -, West Covina, CA 91791 Sale Date: s01/23;c12/22 Sale Price: \$ 752,000



### **COMPARABLE SALE #2**

1316 Oahu St -, West Covina, CA 91791 Sale Date: s10/22;c09/22 Sale Price: \$ 651,000



### COMPARABLE SALE #3

2017 Chaparral St -, West Covina, CA 91791 Sale Date: s03/23;c01/23 Sale Price: \$ 600,000

### COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File N	lo.: CndExtVaquero
Property Address: 1924 Vaquero St	Case	No.:
City: West Covina	State: CA	Zip: 91791
Lender: Wedgewood Inc		



### COMPARABLE SALE #4

1831 Lanai St -, West Covina, CA 91792 Sale Date: c04/23 Sale Price: \$ 645,000



### **COMPARABLE SALE #5**

2845 Trish Way -, West Covina, CA 91792 Sale Date: Active Sale Price: \$ 725,000

### COMPARABLE SALE #6

Sale Date: Sale Price: \$

### **PLAT MAP**

Borrower: Catamount Properties 2018 LLC	File No.: CndExtVaquero		
Property Address: 1924 Vaquero St	Case	No.:	
City: West Covina	State: CA	Zip: 91791	
Lender: Wedgewood Inc		·	



### **LOCATION MAP**

Borrower: Catamount Properties 2018 LLC File No.: CndExtVaquero Property Address: 1924 Vaquero St Case No.: City: West Covina State: CA Zip: 91791 Lender: Wedgewood Inc Santa Fe Dam Recreation Area Citrus Oakdale W Gladstone St E Gladston Mortuary & Memorial Park The Renaissance 🙀 E Juanita Pleasure Faire Irwindale Arrow Hwy Arrow Hy Baldwin Park Blvd E Cienega Ave Olive St E Covina Blvd CHAR Vincent E Cypress St s Angeles St (39) Covina Badillo St Badillo St Baldwin Park San Bernardino Fwy Ū West Covina Comparable Sale 1 1817 Borrego Dr -, West Covina, CA 91791 9 53 West Covina DMV 0.23 miles NW WALNUT VAL est Puente Valley Comparable Sale 3 Comparable Sale 4 2017 Chaparral St 1831 Lanai St -, West Covina, CA 91791 , West Covina, CA 91792 0.15 miles NE 0.62 miles SW Valinda Maplegrove St Subject 1924 Vaquero St Arnar Rd La Puente City Park Comparable Sale 2 -, West Covina, CA 91791 1316 Oahu St West Covina, CA 91792 0.90 miles SW Comparable Sale 5 2845 Trish Way nut High School -, West Covina, CA 91792 2.57 miles SE City of La Puente Walnut Industry Valley Blug South San Jose Hills Gale Ave Valley Blvd Arenth Ave (39) ROWLAND (60) lacienda (60) Heights Colima Rd OTTERBEIN Peter F. Diamo Schabarum High S Regional Park Rowland High School Rowland pathfinder Rd Heights Pathfinder Rd **Powder** Canyon La Habra Coords Heights Map data @2023 Google

USPAP ADDENDUM

File No. CndExtVaquero

USI AL I	ADDENDON
Borrower: Catamount Properties 2018 LLC	
Property Address: 1924 Vaquero St	
City: West Covina County: Los Angeles	State: CA Zip Code: 91791
Lender: Wedgewood Inc	
APPRAISAL AND REPORT IDENTIFICATION	
This report was prepared under the following USPAP reporting	ng option:
X Appraisal Report A written report prepared under S	tandards Rule 2-2(a)
Restricted Appraisal Report A written report prepared under S	tandards Rule 2-2(b).
Reasonable Exposure Time	
My opinion of a reasonable exposure time for the subject property at the mark	et value stated in this report is: 5
The overest months time to a report of the F7 days as	ad recognished over course times used 5 days
The average marketing time range was reported at 2 to 57 days, ar	nd reasonable exposure time was 5 days.
Additional Certifications	
	recording the property that is the cubicat of this report within the three year
X I have performed <b>NO</b> services, as an appraiser or in any other capacity, period immediately preceding acceptance of this assignment.	egarding the property that is the subject of this report within the three-year
period infinediately preceding acceptance of this assignment.	
I HAVE performed services, as an appraiser or in another capacity, rega	rding the property that is the subject of this report within the three-year
period immediately preceding acceptance of this assignment. Those serv	
γ· ··· 3····γ	
Additional Comments	
APPRAISER:	SUPERVISORY APPRAISER (only if required):
1 1,	<u>-</u>
Signature:	Signature:
Name: Tamra Miller	Name:
Date Signed: 04/07/2023	Date Signed:
State Certification #: AR033837	State Certification #:
or State License #: State #: State #:	or State License #:
or Other (describe): State #: State: CA	State: Expiration Date of Certification or License:
Expiration Date of Certification or License: 04/27/2024	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: 04/06/2023	☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

Borrower: Catamount Properties 2018 LLC	File	File No.: CndExtVaquero	
Property Address: 1924 Vaquero St	Cas	Case No.:	
City: West Covina	State: CA	Zip: 91791	
Lender: Wedgewood Inc			

THE O

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

# 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"

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 033837

Effective Date: A
Date Expires: A

April 28, 2022 April 27, 2024

to Tales

Loretta Dillon, Deputy Bureau Chief, BREA

306216

HIS DCCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE 'CHAIN LI

Borrower: Catamount Properties 2018 LLC File No.: CndExtVaquero Property Address: 1924 Vaquero St Case No.: City: West Covina State: CA Zip: 91791

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

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 \$1,000,000 B. \$1,000,000

Claims Expense Limit of

Liability \$1,000,000 **D.** \$1,000,000

5. Deductible (Inclusive of Claims Expenses):

\$ 500 Each Claim \$ 1,000 Aggregate

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

October 21, 2022 7. Retroactive Date:

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

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

Email: hudsonclaims300@hudsoninsgroup.com

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

Secretary

PRA 100 (01/20) Page 1

Borrower: Catamount Properties 2018 LLC	File No.: CndExtVaquero	
Property Address: 1924 Vaquero St	Case No.:	
City: West Covina	State: CA Zip: 91791	
Lender: Wedgewood Inc		
PROPERTY TRANSFER HISTORY		
* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY * (may include properties that were considered but not utilized as comparables)		
1817 Borrego Dr -Transferred on 01/19/2023 for \$0. It transferred from Park Hyeonmin to Hong Steve Y and was a Quit Claim Deed (Document #37548).		
1316 Oahu St -No transfer history.		
2017 Chaparral St -Transferred on 03/09/2023 for \$0. It transferred from Lee Diana to Diana Lee Living Trust and was a Affidavit (Document #151744).		
1653 Bridgeport -No transfer history.		
1633 Bridgeport Unit 9 -No transfer history.		
Appraiser:	Supervisory Appraiser:	
Name:	Name:	

Borrower: Catamount Properties 2018 LLC	File No.: CndExtVaquero	
Property Address: 1924 Vaquero St	Case No.:	
City: West Covina	State: CA Zip: 91791	
Lender: Wedgewood Inc		
PROPERTY TRANSFER HISTORY		
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1653 Bridgeport -No transfer history.		
1633 Bridgeport Unit 9 -No transfer history.		
1831 Lanai St -No transfer history.		
2046 Abrazo Dr -No transfer history.		
Appraiser:	Supervisory Appraiser:	
Name:	Name:	

### **AERIAL MAP**

Borrower: Catamount Properties 2018 LLC
Property Address: 1924 Vaquero St
City: West Covina
Lender: Wedgewood Inc File No.: CndExtVaquero
Case No.: State: CA Zip: 91791

