

RESIDENTIAL APPRAISAL REPORT



Property Location:	214 S 300 E SEE ADDITIONAL COMMENTS FOR FULL LEGAL DESCRIPT Lehi, UT 84043-2217
Borrower:	CATAMOUNT PROPERTIES 2018 LLC
Client:	Wedgewood Inc 2015 Manhattan Beach Blvd Suit 100 Redondo Beach, CA 90278
Effective Date:	05/02/2023
Prepared By:	Devon Guymon Guymon Appraisals LLC 801-921-9960

551 S 195 E

Vineyard, UT 84059

COUNTY RECORD - Page 1

5/2/23, 7:03 AM

Property Appraisal Information



*** If you are searching for year 2022 or newer, please contact the [Utah County Assessor's Office](#) at 801-851-8244 for the most up to date information.**

PROPERTY INFORMATION

Parcel **130090010** **Tax Year*: 2021**

Address: 262 E 200 SOUTH
LEHI 840432217

Owner: BUSK, BRAXTEN

Primary Use: SINGLE FAMILY RES

Land Size: 0.64
Land Size Sq Ft. 27,878



Total Photos: 5

IMPROVEMENT INFORMATION

Improvement Type:	Ranch 1 Story	Bedroom Count:	3
Sq Ft:	2126		
Bsmt Sq Ft:		Full Bath:	1
Bsmt Sq Ft Finished:		3/4 Bath:	1
Year Built:	1958	Half Bath:	1
		Fireplace:	1
Improvement Type:	Guest Houses	Bedroom Count:	1
Sq Ft:	378		
Bsmt Sq Ft:		Full Bath:	1
Bsmt Sq Ft Finished:		3/4 Bath:	
Year Built:	1952	Half Bath:	
		Fireplace:	
Improvement Type:	Service Garage	Bedroom Count:	0
Sq Ft:	960		
Bsmt Sq Ft:		Full Bath:	
Bsmt Sq Ft Finished:		3/4 Bath:	
Year Built:	1950	Half Bath:	
		Fireplace:	
Improvement Type:	Farm Sun Shelters	Bedroom Count:	
Sq Ft:	680		
Bsmt Sq Ft:		Full Bath:	
Bsmt Sq Ft Finished:		3/4 Bath:	
Year Built:	1950	Half Bath:	
		Fireplace:	
Improvement Type:	Farm Sun Shelters	Bedroom Count:	
Sq Ft:	840		
Bsmt Sq Ft:		Full Bath:	
Bsmt Sq Ft Finished:		3/4 Bath:	

<https://www.utahcounty.gov/landrecords/AppraisalInfo.asp?avParcelId=130090010>

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COUNTY RECORD - Page 2

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Property Appraisal Information

Year Built:	1950	Half Bath:
		Fireplace:
Improvement Type:	Shed Tool	Bedroom Count:
Sq Ft:	200	Full Bath:
Bsmt Sq Ft:		3/4 Bath:
Bsmt Sq Ft Finished:		Half Bath:
Year Built:	1950	Fireplace:

If you would like to comment on an appraisal issue or call an Item to our attention, you may [click here](#) and do so.

[Main Menu](#)

[Comments or Concerns on Value/Appraisal Assessor's Office](#)
[Documents/Owner/Parcel info Recorder's Office](#)
[Address Change for Tax Notice](#)

This page was created on 5/2/2023 7:02:52 AM

Supplemental Addendum

File No. 34149540

Borrower	CATAMOUNT PROPERTIES 2018 LLC						
Property Address	214 S 300 E						
City	Lehi	County	Utah	State	UT	Zip Code	84043-2217
Lender/Client	Wedgewood Inc						

ADDITIONAL COMMENTS:

The World Health Organization (WHO) on March 11, 2020 declared COVID-19 a pandemic. This is a fluid situation with daily economic reports and strategies being developed by federal, state and local government officials. Due to uncertainty and unknown factors, the effects of the novel coronavirus, COVID-19 cannot be measured. The economic environment may change as this pandemic continues to evolve that may have an impact on the value conclusions within this appraisal report. For this reason, the opinions and conclusions drawn may be subject to a margin of error. The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the impact on the value of the subject property to this unforeseen event, subsequent to the effective date of the appraisal.

APPRAISER CERTIFICATION

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

THE STATEMENTS OF FACT CONTAINED IN THIS REPORT ARE TRUE AND CORRECT.

THE REPORTED ANALYSES, OPINIONS AND CONCLUSIONS ARE LIMITED ONLY BY THE REPORTED ASSUMPTIONS AND LIMITING CONDITIONS AND ARE MY PERSONAL, IMPARTIAL AND UNBIASED PROFESSIONAL ANALYSES, OPINIONS AND CONCLUSIONS.

I HAVE NO PRESENT OR PROSPECTIVE INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT AND NO PERSONAL INTEREST WITH RESPECT TO THE PARTIES INVOLVED.

I HAVE NO BIAS WITH RESPECT TO THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL OR TO THE PARTIES INVOLVED WITH THIS ASSIGNMENT.

MY ENGAGEMENT IN THIS ASSIGNMENT WAS NOT CONTINGENT UPON DEVELOPING OR REPORTING PREDETERMINED RESULTS.

MY COMPENSATION IS NOT CONTINGENT ON AN ACTION OR EVENT RESULTING FROM THE ANALYSES, OPINIONS OR CONCLUSIONS IN THIS REPORT.

MY COMPENSATION FOR COMPLETING THIS ASSIGNMENT IS NOT CONTINGENT UPON THE DEVELOPMENT OR REPORTING OF PREDETERMINED ASSIGNMENT RESULTS OR ASSIGNMENT RESULTS THAT FAVORS THE CAUSE OF THE CLIENT, THE ATTAINMENT OF A STIPULATED RESULT, OR THE OCCURRENCE OF A SUBSEQUENT EVENT DIRECTLY RELATED TO THE INTENDED USE OF THIS APPRAISAL.

MY ANALYSES, OPINIONS AND CONCLUSIONS WERE DEVELOPED AND THIS REPORT WAS PREPARED IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE.

I HAVE MADE A PERSONAL INSPECTION OF THE SUBJECT.

USPAP ADDENDUM

214 S 300 E 5022023
File No. 34149540

Borrower	CATAMOUNT PROPERTIES 2018 LLC		
Property Address	214 S 300 E		
City	Lehi	County	Utah
		State	UT
		Zip Code	84043-2217
Lender	Wedgewood Inc		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 DAYS

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

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

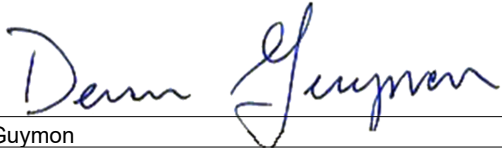
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise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

Additional Comments

SEE COMMENTS WITHIN REPORT. I HAVE NOT PERFORMED A PRIOR ASSIGNMENT ON THE SUBJECT IN PAST 36 MONTHS .

EXPOSURE TIME IS ESTIMATED AT 0-90 DAYS IF LISTED PROPERLY IN CURRENT MARKET AREA.

APPRAISER:

Signature: 

Name: Devon Guymon

Date Signed: 05/02/2023

State Certification #: 6348708-CR00

or State License #: _____

State: UT

Expiration Date of Certification or License: 09/30/2023

Effective Date of Appraisal: 05/02/2023

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

Appraiser USPAP / A.I.R. / XI FIRREA

By submitting this report, I confirm that these services were completed in compliance of all AIR, FIRREA, USPAP, and Dodd-Frank regulations.

I make the following statements:

Appraisers USPAP/A.I.R

I have no current or prospective interest in the subject property or the parties involved; and no services were performed by the appraiser within the 3 year period immediately preceding acceptance of this assignment, as an appraiser or in any capacity.

If any of this information is to the contrary, I have appropriately commented and remarked in my report.

XI FIRREA

Title XI FIRREA compliance statement: Appraiser certifies that the appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended (12 U.S.C. 3331 et seq), and any implementing regulations.

UAD Addendum

File No. 34149540

Borrower	CATAMOUNT PROPERTIES 2018 LLC				
Property Address	214 S 300 E				
City	Lehi	County	Utah	State	UT Zip Code 84043-2217
Lender/Client	Wedgewood Inc				

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms.

The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources (WFRMLS or county records). Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

Exterior-Only Inspection Residential Appraisal Report

214 S 300 E 5022023
File # 34149540

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

SUBJECT

Property Address 214 S 300 E City Lehi State UT Zip Code 84043-2217
Borrower CATAMOUNT PROPERTIES 2018 LLC Owner of Public Record Busk, Braxten County Utah
Legal Description SEE ADDITIONAL COMMENTS FOR FULL LEGAL DESCRIPTION (METES AND BOUNDS)
Assessor's Parcel # 13-009-0010 Tax Year 2022 R.E. Taxes \$ 2,266
Neighborhood Name LEHI Map Reference 13-009 Census Tract 0001.03
Occupant [X] Owner [] Tenant [] Vacant Special Assessments \$ 0 [] PUD HOA \$ 0 [] per year [] per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [] Purchase Transaction [] Refinance Transaction [X] Other (describe) SERVICING
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suit 100, Redondo Beach, CA 90278
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [] Yes [X] No
Report data source(s) used, offering price(s), and date(s). Per WFRMLS, there are no known listings of the subject property in the prior 36 months.

CONTRACT

I [] did [] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ Date of Contract Is the property seller the owner of public record? [] Yes [] No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [] Yes [] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use %
Location [] Urban [X] Suburban [] Rural Property Values [] Increasing [X] Stable [] Declining PRICE AGE One-Unit 60 %
Built-Up [] Over 75% [X] 25-75% [] Under 25% Demand/Supply [] Shortage [X] In Balance [] Over Supply \$ (000) (yrs) 2-4 Unit 5 %
Growth [] Rapid [X] Stable [] Slow Marketing Time [X] Under 3 mths [] 3-6 mths [] Over 6 mths 327 Low 0 Multi-Family 5 %
Neighborhood Boundaries 900 N TO THE NORTH, 1200 E TO THE EAST, HWY 145 TO THE SOUTH, 1,123 High 132 Commercial 20 %
900 W TO THE WEST. OTHER LAND USE IS VACANT LAND, PARKS, SCHOOLS, ETC. 486 Pred. 1 Other 10 %
Neighborhood Description THE SUBJECT HAS EASY ACCESS TO EMPLOYMENT CENTERS. SHOPPING, PUBLIC SCHOOLS, AND RECREATIONAL FACILITIES ALL ARE WITHIN ONE TO TWO MILES OF THE SUBJECT PROPERTY. POLICE AND FIRE ARE PROTECTION ARE FAVORABLE. THE NEIGHBORHOOD CONSISTS OF SIMILAR STYLE HOMES.
Market Conditions (including support for the above conclusions) SELLERS MAY CHOOSE TO NEGOTIATE A SALE ON FINANCING RELATED CONCESSIONS. CONCESSIONS USUALLY RANGE BETWEEN ZERO TO THREE PERCENT OF THE PURCHASE PRICE. THE SUPPLY AND DEMAND FOR PROPERTY IS TYPICAL FOR THE AREA. EXTENDED SELLING PERIODS ARE USUALLY NOT NEEDED IF LISTED

SITE

Dimensions SEE PLAT MAP Area 27878 sf Shape RECTANGULAR View N;Res;
Specific Zoning Classification R-2 Zoning Description RESIDENTIAL SINGLE FAMILY
Zoning Compliance [X] Legal [] Legal Nonconforming (Grandfathered Use) [] No Zoning [] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [] No If No, describe HIGHEST
AND BEST USE IS AS CURRENTLY IMPROVED AS A SINGLE FAMILY RESIDENCE PER ZONING / MARKETABILITY.
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [X] [] Water [X] [] Street ASPHALT [X] []
Gas [X] [] Sanitary Sewer [X] [] Alley NONE [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 49049C0163F FEMA Map Date 06/19/2020
Are the utilities and off-site improvements typical for the market area? [X] Yes [] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [X] Yes [] No If Yes, describe
THERE ARE TYPICAL UTILITY EASEMENTS THAT DO NOT CREATE A NEGATIVE INFLUENCE ON THE SUBJECT PROPERTY. NO OTHER ADVERSE ASSESSMENTS NOR ENCROACHMENTS WERE NOTED. SUBJECT SIDE STREET 200 S IS A BUSY ROAD WITH ABOVE AVERAGE TRAFFIC CAUSING SOME MINOR EXTERNAL OBSOLESCENCE

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property [] Appraisal Files [X] MLS [X] Assessment and Tax Records [] Prior Inspection [] Property Owner
[] Other (describe) Data Source for Gross Living Area COUNTY RECORD (SEE ATTACHED)
General Description General Description Heating/Cooling Amenities Car Storage
Units [X] One [] One with Accessory Unit [] Concrete Slab [X] Crawl Space [X] FWA [] HWBB [X] Fireplace(s) # 1 [] None
of Stories 1 [] Full Basement [] Finished [] Radiant [] Woodstove(s) # 0 [] Driveway # of Cars 0
Type [X] Det. [] Att. [] S-Det./End Unit [] Partial Basement [] Finished [] Other [X] Patio/Deck PATIO Driveway Surface CONC/ASPH
[X] Existing [] Proposed [] Under Const. Exterior Walls BRICK Fuel GAS [X] Porch TYPICAL [X] Garage # of Cars 1
Design (Style) RAMBLER Roof Surface METAL [X] Central Air Conditioning [] Pool NONE [X] Carport # of Cars 4
Year Built 1958 Gutters & Downspouts METAL [] Individual [X] Fence FULL [X] Attached [X] Detached
Effective Age (Yrs) 35 Window Type METAL [X] Other NONE [X] Other LNDSCP [] Built-in
Appliances [] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [] Microwave [] Washer/Dryer [] Other (describe)
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.1 Bath(s) 2,126 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) APPRAISER MAKES THE ASSUMPTIONS THE SUBJECT HAS TYPICAL ENERGY EFFICIENT ITEMS FOR THE CLIMATE.
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;THE APPRAISER
PERFORMED AN EXTERIOR INSPECTION FROM THE STREET AND MAKES THE ASSUMPTION THAT THE INTERIOR OF THE HOME IS IN AVG CONDITION AS NOTED PER COUNTY RECORDS. APPRAISER OFFERS ON GUARANTEES AND OR WARRANTIES AS TO THE CONDITION OF THE INTERIOR OF THE HOME. APPRAISER HAS TAKEN GLA, BED / BATH / ROOM COUNT FROM ONLINE COUNTY RECORDS AND MAKES THE ASSUMPTION OF THESE RECORDS TO BE CORRECT AND ACCURATE. LIMITED DATA PER COUNTY ON ROOM COUNTS / ETC. SEE ADDITIONAL COMMENTS ON SUBJECT.
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [X] No
If Yes, describe.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [] No If No, describe.

Exterior-Only Inspection Residential Appraisal Report

214 S 300 E 5022023
File # 34149540

There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 299,000 to \$ 625,000		There are 38 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 327,000 to \$ 750,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	214 S 300 E Lehi, UT 84043-2217	724 N 700 E Lehi, UT 84043-1322	535 N 500 W Lehi, UT 84043-1532	348 N Center St Lehi, UT 84043-1831	
Proximity to Subject		0.87 miles NE	0.89 miles NW	0.50 miles NW	
Sale Price	\$	\$ 450,000	\$ 475,000	\$ 530,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 207.18 sq.ft.	\$ 237.50 sq.ft.	\$ 226.79 sq.ft.	
Data Source(s)		WFRMLS #1855364;DOM 2	WFRMLS#1854885;DOM 82	WFRMLS #1855027;DOM 37	
Verification Source(s)		W GIORGIS / REALTOR	D PERRELL / REALTOR	K PHILLIPS / REALTOR	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth	
Concessions		Conv;8000	0	Conv;0	0
Date of Sale/Time		s01/23;c12/22		s01/23;c02/23	
Location	A;BsyRd;	N;Res;	-6,000	A;BsyRd;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	27878 sf	15246 sf	+29,000	12632 sf	+35,000
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;RAMBLER	DT1;Victorian	0	DT1;RAMBLER	
Quality of Construction	Q4	Q4		Q4	
Actual Age	65	123	+29,000	67	+1,000
Condition	C3	C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	Total Bdrms. Baths
Room Count	6 3 2.1	6 3 2.0	+2,000	6 3 2.0	+2,000
Gross Living Area	2,126 sq.ft.	2,172 sq.ft.	0	2,000 sq.ft.	+9,450
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	0sf
Functional Utility	Typical	Typical		Typical	Typical
Heating/Cooling	FWA/NONE	FWA/CAC	-2,000	FWA/CAC	-2,000
Energy Efficient Items	None	None		None	None
Garage/Carport	1gd4cp	3ga3dw	-6,000	1ga1dw	+4,000
Porch/Patio/Deck	PORCH/PATIO	PORCH/PATIO		PORCH/PATIO	PORCH/DECK
Fireplaces	1	1		2	-2,000
Landscaping	Lndscp	Lndscp		Lndscp	Lndscp
Extra Features	Out Buildings	Out Buildings		Out Buildings	Out Buildings
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 46,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 47,450	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 42,175
Adjusted Sale Price of Comparables		Net Adj. 10.2 % Gross Adj. 16.4 % \$ 496,000		Net Adj. 10.0 % Gross Adj. 11.7 % \$ 522,450	Net Adj. 8.0 % Gross Adj. 15.4 % \$ 572,175

SALES COMPARISON APPROACH

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

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

Data Source(s) **Realist**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **Realist**

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer			02/28/2023	
Price of Prior Sale/Transfer			\$0	
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	05/02/2023	05/02/2023	05/02/2023	05/02/2023

Analysis of prior sale or transfer history of the subject property and comparable sales **A THREE YEAR SALES HISTORY FOR THE SUBJECT HAS BEEN PERFORMED AS PER USPAP AND STATE OF UTAH GUIDELINES. A ONE YEAR SALES HISTORY OF THE COMPARABLE SALES WAS ALSO RESEARCHED IN ACCORDANCE WITH NORMAL BUSINESS PRACTICES IN THE AREA. SOURCES OF THIS RESEARCH ARE THROUGH SPARK. THE APPRAISER NOTES THAT UTAH IS A NON-DISCLOSURE STATE. SEE ATTACHED PROPERTY HISTORY ADDENDUM**

Summary of Sales Comparison Approach **see additional comp page 4-6 comments.**

Indicated Value by Sales Comparison Approach \$ **545,000**

Indicated Value by: Sales Comparison Approach \$ 545,000 Cost Approach (if developed) \$ 545,528 Income Approach (if developed) \$

APPRAISER HAS PLACED ALL THE WEIGHT ON THE SALES COMPARISON APPROACH. COST APPROACH WAS DEVELOPED PER LENDER REQUEST AND USED A SUPPLEMENTAL DATA / SUPPORT. THE INCOME APPROACH WAS NOT REQUESTED BY THE LENDER AND NOT CONSIDERED AS MOST HOMES IN THE AREA ARE NOT PURCHASED AS INVESTMENTS.

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 545,000 , as of 05/02/2023 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Exterior-Only Inspection Residential Appraisal Report

214 S 300 E 5022023
File # 34149540

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, access or visibility, and in completing the appraisal a visual inspection was performed in accordance with USPAP guidelines. The appraisers inspection / property observation in not technically exhaustive and offers no warranties or guarantees of any kind. This appraisal is made in 'AS IS condition and includes no personal property. This appraisal report is intended for use in a mortgage finance transaction only. The report has been signed with an electronic signature in compliance with electronic data interchange standards. 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

APPRAISER FEE \$200, TECH FEE \$15 AMC \$435

APPRAISER HAS PERFORMED AND EXTERIOR INSPECTION FROM STREET ONLY AND MAKES ASSUMPTIONS AS TO THE CONDITION OF THE HOME IN AREAS NOT VISIBLE FROM STREET (REAR / SIDE / INTERIOR / ETC). ASSUMPTIONS BASED ON COUNTY RECORDS / WFRMLS LISTING OF THE SUBJECT / ETC. SEE ATTACHED PHOTOS FOR AREAS VISIBLE PER EXTERIOR INSPECTION. PER COUNTY RECORDS / EXTERIOR INSPECTION THE SUBJECT HAS NOTED OUT BUILDINGS VISIBLE FROM STREET SUCH AS GUEST HOUSE / CARPORT / GARAGE / ETC. PER PHONE CONVERSATION WITH LEHI PLANNING OFFICE, 385-201-1000, THERE IS NO RECORD OF THE SUBJECT OUT BUILDING NOTED AS GUEST HOUSE (VISIBLE IN REAR PHOTOS OF SUBJECT) TO BE A LEGAL ACCESSORY UNIT AND OR MOTHER-IN-LAW / LIVABLE AREA. NO VALUE OR WEIGHT WAS GIVEN TO NOTED FEATURE OR NOTED OTHER OUT BUILDINGS EXCEPT FOR GARAGE / CARPORTS ARE NOTED / SUPPORTED WITH COMPARABLES IN REPORT WITH SIMILAR GARAGE / CARPORT FEATURES. COMMON / TYPICAL IN AREA TO HAVE OUT BUILDINGS SUCH AS SHEDS / SHOPS / ETC ON OLDER BUILT HOMES WITH LARGER SITE SIZE SIMILAR TO THAT OF THE SUBJECT / ETC

APPRAISER HAS NOT PERFORMED ANY PREVIOUS ASSIGNMENTS ON THE SUBJECT IN THE PAST 36 MONTHS.

EXPOSURE TIME IS ESTIMATED AT 0-90 DAYS IF LISTED PROPERLY.

OPINION OF VALUE IS ABOVE / BELOW THE PREDOMINATE VALUE, HOWEVER OPINION OF VALUE IS WITHIN THE HIGH / LOW SALES RANGE IN THE NEIGHBORHOOD. SUBJECT IS NOT AND OVER / UNDER IMPROVEMENT. THIS HAS NO IMPACT ON MARKETABILITY.

ADDRESS IN THE REPORT IS THE USPS ADDRESS. THIS MAY DIFFER FROM THE LEGAL ADDRESS. HOWEVER BOTH ARE ONE IN THE SAME FOR THE SUBJECT. OTHER LAND USE IS VACANT LAND

Appraiser Independence Statement(AIR)

The appraisal was carried out w/o undue influence from any party to the transaction.

FIRREA Certification Statement:

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

LEGAL DESCRIPTION:

COM. 598 FT E OF NW COR OF BLK 15, PLAT A, LEHI CITY SURVEY; E 148 FT ALONG S SIDE OF 2ND S ST; S 188 FT ALONG W SIDE OF CTY. RD. TO S; W 148 FT; N 188 FT TO BEG. AREA .64 ACRES.

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) SITE VALUE WAS BASED ON EXTRACTION METHOD FROM COMPARABLE SALES USING APPRAISER SOFTWARE SPARK. SITE VALUE OVER 30% IS COMMON / TYPICAL FOR AREA. COST APPROACH RECEIVED NO ACTUAL WEIGHT AND WAS INCLUDED AS SUPPLEMENTAL DATA ONLY. COMPS 1,2,3,4,5,6 SITE VALUE RANGE PER EXTRACTION METHOD IS WITHIN THE RANGE OF: \$112,000-\$265,000. LAND VALUE IS NOTED WITHIN THIS RANGE USING A WEIGHTED AVERAGE.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	225,000
Source of cost data DwellingCost	DWELLING 2,126 Sq.Ft. @ \$ 146.95	= \$	312,416
Quality rating from cost service 4.0 Effective date of cost data 5/2/2023	Basement 0 Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Additional Features	= \$	50,000
Cost data was modified using a multiplier based on the zip code 84043.	Garage/Carport 1,000 Sq.Ft. @ \$ 28.64	= \$	28,640
The quality rating of 4.0 describes a property that is custom or tract built using materials that meet the uniform building code, but may be finished with above average materials. A dwelling that was originally built using average quality material and practices, and later remodeled and/or updated with good quality materials, may fall into this category.	Total Estimate of Cost-New	= \$	391,056
	Less Physical Functional External		
	Depreciation 120,528	= \$(120,528)
	Depreciated Cost of Improvements	= \$	270,528
	"As-is" Value of Site Improvements	= \$	50,000
Estimated Remaining Economic Life (HUD and VA only) 35 Years	INDICATED VALUE BY COST APPROACH	= \$	545,528

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

Total number of phases Total number of units Total number of units sold

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

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

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

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

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

Describe common elements and recreational facilities.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

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File # 34149540

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.

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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.

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

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

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

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

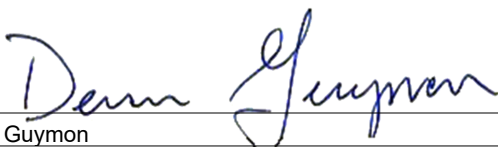
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation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

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

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

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

APPRAISER

Signature 
 Name Devon Guymon
 Company Name Guymon Appraisals LLC
 Company Address 551 S 195 E
Vineyard, UT 84059
 Telephone Number (801) 921-9960
 Email Address devon_guymon@yahoo.com
 Date of Signature and Report 05/02/2023
 Effective Date of Appraisal 05/02/2023
 State Certification # 6348708-CR00
 or State License # _____
 or Other (describe) _____ State # _____
 State UT
 Expiration Date of Certification or License 09/30/2023

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

214 S 300 E
Lehi, UT 84043-2217
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 545,000

LENDER/CLIENT

Name Clear Capital
 Company Name Wedgewood Inc
 Company Address 2015 Manhattan Beach Blvd Suit 100,
Redondo Beach, CA 90278
 Email Address _____

SUBJECT PROPERTY

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

COMPARABLE SALES

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

Exterior-Only Inspection Residential Appraisal Report

214 S 300 E 5022023
File # 34149540

	FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
SALES COMPARISON APPROACH	Address	214 S 300 E Lehi, UT 84043-2217	293 N 300 E Lehi, UT 84043-1913			450 E 200 S Lehi, UT 84043-3552			415 E 900 N Lehi, UT 84043-1232					
	Proximity to Subject		0.41 miles N			0.16 miles E			0.96 miles N					
	Sale Price	\$		\$ 560,000			\$ 442,000			\$ 534,000				
	Sale Price/Gross Liv. Area	\$	sq.ft.	\$ 290.31	sq.ft.	\$ 384.35	sq.ft.	\$ 371.87	sq.ft.	\$ 534,000				
	Data Source(s)		WFRMLS 1808650;DOM 14			WFRMLS #1828015;DOM 8			WFRMLS#1864664;DOM 8					
	Verification Source(s)		K SPERRY / REALTOR			C MIKESELL / REALTOR			C CRUZ / REALTOR					
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment			DESCRIPTION	+(-) \$ Adjustment			DESCRIPTION	+(-) \$ Adjustment		
	Sales or Financing		ArmLth			ArmLth			ArmLth					
	Concessions		Conv;0			Conv;0			VA;9000			0		
	Date of Sale/Time		s06/22;c05/22			s08/22;c07/22			s04/23;c03/23					
	Location	A;BsyRd;	N;Res;			-6,000			A;BsyRd;					
	Leasehold/Fee Simple	Fee Simple	Fee Simple						Fee Simple					
	Site	27878 sf	8712 sf			+44,000			16553 sf			+26,000		
	View	N;Res;	N;Res;						N;Res;					
	Design (Style)	DT1;RAMBLER	DT1;RAMBLER						DT1;RAMBLER					
	Quality of Construction	Q4	Q4						Q4					
	Actual Age	65	64			-500			62			-1,500		
	Condition	C3	C2			-15,000			C4			+15,000		
	Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	
	Room Count	6	3	2.1	6	4	2.0	5	3	2.0	5	3	1.0	
	Gross Living Area	2,126 sq.ft.		1,929 sq.ft.		+14,775		1,150 sq.ft.		+73,200		1,436 sq.ft.		+51,750
	Basement & Finished Rooms Below Grade	0sf	0sf					0sf			1436sf1234sfin			-14,300
	Functional Utility	Typical	Typical					Typical			1rr3br1.0ba0o			-24,700
	Heating/Cooling	FWA/NONE	GFA/CAC			-2,000			FWA/NONE		FWA/CAC			-2,000
	Energy Efficient Items	None	None					Solar			None			-5,000
Garage/Carport	1gd4cp	2cp2dw			+7,000			2cp2dw		+7,000			-1,000	
Porch/Patio/Deck	PORCH/PATIO	PORCH/PATIO						PORCH/PATIO						
Fireplaces	1	1					0			+2,000			-2,000	
Landscaping	Lndscp	Lndscp						Lndscp						
Extra Features	Out Buildings	GD UPGRD			-25,000			Out Buildings						
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 15,275			<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 92,700			<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 56,750			
Adjusted Sale Price of Comparables		Net Adj. 2.7 %				Net Adj. 21.0 %				Net Adj. 10.6 %				
		Gross Adj. 21.5 %	\$ 575,275			Gross Adj. 23.9 %	\$ 534,700			Gross Adj. 27.1 %	\$ 590,750			

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).				
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer			08/19/2022	
Price of Prior Sale/Transfer			\$0	
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	05/02/2023	05/02/2023	05/02/2023	05/02/2023

Analysis of prior sale or transfer history of the subject property and comparable sales A THREE YEAR SALES HISTORY FOR THE SUBJECT HAS BEEN PERFORMED AS PER USPAP AND STATE OF UTAH GUIDELINES. A ONE YEAR SALES HISTORY OF THE COMPARABLE SALES WAS ALSO RESEARCHED IN ACCORDANCE WITH NORMAL BUSINESS PRACTICES IN THE AREA. SOURCES OF THIS RESEARCH ARE THROUGH SPARK. THE APPRAISER NOTES THAT UTAH IS A NON-DISCLOSURE STATE. SEE ATTACHED PROPERTY HISTORY ADDENDUM

Analysis/Comments BASED ON **OVERALL STABILIZING MARKET** OVER THE PAST 12 MONTHS THE APPRAISER HAS MADE NOT TIME ADJUSTMENTS TO CLOSED SALES WITH CONTRACT DATES 0-12 MONTHS OLD. SEE 1004 MC ADDENDUM FOR COMPARABLE SALES PER WFRMLS IN NEIGHBORHOOD. SEE 1004MC ADDENDUM FOR STATISTICS AND ABSORPTION RATE BASED ON CURRENT INCREASING SUPPLY OF HOMES / DECLINING MARKET. APPRAISER HAS USED A WEIGHTED AVERAGE OF APPROXIMATELY 10-20% ON COMPS 1,2,3,4,5,6 TO DETERMINE VALUE. VALUE IS NOTED TO BE WITHIN THE ACTUAL / ADJUSTED SALES RANGE OF COMPARABLE SALES. **APPRAISER HAS RECONCILED OPINION OF VALUE TO BE \$545,000.** OPINION OF VALUE IS BRACKETED WITH THE ACTUAL / ADJUSTED SALES RANGE OF COMPARABLES. ACCEPTABLE VALUE WAS DEEMED WITHIN RANGE OF ADJUSTED SALES PRICE OF COMPARABLES AND APPROXIMATELY: \$496,000-\$590,000. OPINION OF VALUE IS DEEMED WITHIN THIS NOTED RANGE. NO CONCESSION ADJUSTMENTS WHEN 0-3% (TYPICAL FOR THE AREA). AFTER 2+ YEARS OF INCREASING MARKET THE NEIGHBORHOOD STATISTICS SUPPORT A STABILIZING MARKET WITH AN INCREASE IN LISTINGS / LISTING DAYS ON MARKET. PER WFRMLS COMPS 1-6 HAVE WHAT WAS DEEMED THE MOST SIMILAR EFFECTIVE AGE, STYLE OR COMPETING STYLE WITH SIMILAR SQ FT / GLA (OR TOTAL SQ FT), QUALITY, MARKETABILITY SIMILAR TO THAT OF THE SUBJECT LOCATED IN NEIGHBORHOOD PER WFRMLS THAT WOULD BE CONSIDERED BY THE SAME PERSPECTIVE BUYERS. WHEN POSSIBLE THE APPRAISER HAS INCLUDED COMPARABLES THAT BRACKET MOST ASPECTS AND FEATURES OF THE SUBJECT. SUBJECT IS AN ALL GLA HOME WITH OUT BUILDINGS / LARGER THAN TYPICAL SITE SIZE. DUE TO LIMITED SALES PER WFRMLS THE APPRAISER HAS INCLUDED SALES IN REPORT WITH LARGER THAN TYPICAL NET, GROSS, LINE ITEM, ETC ADJUSTMENTS. THESE LARGER THAN TYPICAL ADJUSTMENTS WERE NECESSARY AND UNAVOIDABLE. PER COUNTY RECORD (SEE ATTACHED) THE SUBJECT HAS OUT BUILDING IMPROVEMENTS SUCH AS GUEST HOUSE, GARAGE, CARPORT, ETC. SEE PHOTOS OF EXTERIOR OF NOTED SUBJECT PROPERTY WITH OUT BUILDINGS. IT IS COMMON / TYPICAL TO HAVE OUT BUILDINGS ON THE PROPERTY. PER LEHI PLANNING OFFICE, 385-201-1000, THE SUBJECT NOTED GUEST HOUSE / ETC IS NOT RECORDED AS A LEGAL ACCESSORY UNIT AND WAS NOT DEEMED TO BE A LIVABLE STRUCTURE / ETC. NO ADDITIONAL VALUE WAS GIVEN TO OUT BUILDINGS / APPRAISER HAS INCLUDED COMPARABLES IN REPORT WITH OUT BUILDING STRUCTURES. APPRAISER INSPECTED FROM EXTERIOR ONLY AND DID NOT INSPECT OUT BUILDINGS ON INTERIOR, ETC. NOTED COMPETING PROPERTY STATISTICS ARE FOR SFR PROPERTIES LOCATED IN NEIGHBORHOOD BOUNDARIES NOTED ON PAGE 1 OF URAR BUILT BEFORE 1999 (DATA FOUND ON 1004MC ADDENDUM). PAGE 1 URAR STATISTICS ARE FOR ALL SFR PROPERTIES LOCATED IN NEIGHBORHOOD BOUNDARIES. **ADJUSTMENTS:** SITE AT \$1,000 PER 1/100TH OF AN ACRE. AGE AT \$500 PER YEAR. CONDITION / UPGRADES / EXTRA FEATURES / ETC BASED ON EXTERIOR INSPECTIONS / ONLINE PHOTO TOURS WHEN AVAILABLE AND MARGINAL ADJUSTMENTS BASED ON ESTIMATED IMPACT TO POTENTIAL BUYERS / ETC. GLA AT \$75 PER (this is approximately 35-40% of noted price per GBA sq ft on mils listings). BASEMENT AT \$10 PER OR \$20 PER FINISH. DECK / PATIO AT \$2,000, FIREPLACE AT \$2000, GLA BEDROOM / BATHROOMS AT \$4000 PER FULL OR \$2000 PER HALF BATH. GARAGE AT \$5,000 PER STALL, CARPORT AT \$1,000 PER, ETC. LOCATION OF BUSY STREET AT APPROXIMATE 1-2% BASED ON IMPACT TO POTENTIAL BUYERS, ETC. TYPICAL MARKET ADJUSTMENTS FOR THE AREA. COMPS 1-7 BRACKET MOST MAJOR ASPECTS AND FEATURES OF THE SUBJECT AND WOULD BE DEEMED BY SAME PERSPECTIVE BUYERS.

Exterior-Only Inspection Residential Appraisal Report

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File # 34149540

FEATURE	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9	
Address	214 S 300 E Lehi, UT 84043-2217	340 W 700 S Lehi, UT 84043-3540			
Proximity to Subject		0.63 miles SW			
Sale Price	\$	\$ 525,000	\$	\$	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 334.82 sq.ft.	\$ sq.ft.	\$ sq.ft.	
Data Source(s)		WFRMLS #1825308;DOM 305			
Verification Source(s)		S RUSSELL / REALTOR			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		Listing	-5,300		
Date of Sale/Time		Active			
Location	A;BsyRd;	N;Res;	-6,000		
Leasehold/Fee Simple	Fee Simple	Fee Simple			
Site	27878 sf	18731 sf	+21,000		
View	N;Res;	N;Res;			
Design (Style)	DT1;RAMBLER	DT1;RAMBLER			
Quality of Construction	Q4	Q4			
Actual Age	65	67	+1,000		
Condition	C3	C3			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 2.1	6 3 2.0	+2,000		
Gross Living Area	2,126 sq.ft.	1,568 sq.ft.	+41,850	sq.ft.	sq.ft.
Basement & Finished Rooms Below Grade	0sf	0sf			
Functional Utility	Typical	Typical			
Heating/Cooling	FWA/NONE	FWA/CAC	-2,000		
Energy Efficient Items	None	None			
Garage/Carport	1qd4cp	2qa2dw	-1,000		
Porch/Patio/Deck	PORCH/PATIO	PORCH/PATIO			
Fireplaces	1	2	-2,000		
Landscaping	Lndscp	Lndscp			
Extra Features	Out Buildings	Out Buildings			
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 49,550	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price of Comparables		Net Adj. 9.4 % Gross Adj. 15.6 % \$ 574,550	Net Adj. % Gross Adj. % \$	Net Adj. % Gross Adj. % \$	

SALES COMPARISON APPROACH

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

ITEM	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Realist	Realist		
Effective Date of Data Source(s)	05/02/2023	05/02/2023		

SALE HISTORY

Analysis of prior sale or transfer history of the subject property and comparable sales

ANALYSIS / COMMENTS

Analysis/Comments

Market Conditions Addendum to the Appraisal Report

File No. 34149540

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 214 S 300 E City Lehi State UT ZIP Code 84043-2217

Borrower CATAMOUNT PROPERTIES 2018 LLC

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	24	8	6	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	4.00	2.67	2.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	5	4	7	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.3	1.5	3.5	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$499,500	\$471,000	\$481,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	14	35	16	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$574,900	\$512,450	\$484,900	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	77	148	27	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100%	99%	98%	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). An analysis was performed on 38 competing sales over the past 12 months. For those sales, a total of 50.0% were reported to have seller concessions. This analysis shows a change of +15.8% per month.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

An analysis was performed on 38 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information. Information reported in the WFRMLS system (using an effective date of 05/02/2023) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

An analysis was performed on 38 competing sales over the past 12 months. The sales within this group had a median sale price of \$486,500. This analysis shows a change of -0.4% per month. Based on all sales in this same group, there is a 2.2 month supply. This analysis shows a change of -3.3% per month. These sales had a median DOM of 21. This analysis shows a change of +23.7% per month. Based on noted overall stabilizing median value over the past 0-3 months vs 4-6 months vs 7-12 months, no time adjustments were made and or deemed warranted.

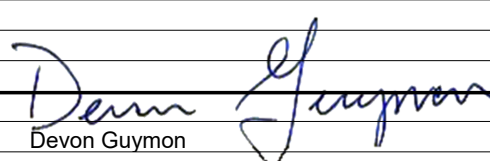
If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

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

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

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

Signature 
 Appraiser Name Devon Guymon
 Company Name Guymon Appraisals LLC
 Company Address 551 S 195 E, Vineyard, UT 84059
 State License/Certification # 6348708-CR00 State UT
 Email Address devon_guymon@yahoo.com

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

Supplemental Addendum

File No. 34149540

Borrower	CATAMOUNT PROPERTIES 2018 LLC						
Property Address	214 S 300 E						
City	Lehi	County	Utah	State	UT	Zip Code	84043-2217
Lender/Client	Wedgewood Inc						

APPRAISER CERTIFICATION

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

THE STATEMENTS OF FACT CONTAINED IN THIS REPORT ARE TRUE AND CORRECT.

THE REPORTED ANALYSES, OPINIONS AND CONCLUSIONS ARE LIMITED ONLY BY THE REPORTED ASSUMPTIONS AND LIMITING CONDITIONS AND ARE MY PERSONAL, IMPARTIAL AND UNBIASED PROFESSIONAL ANALYSES, OPINIONS AND CONCLUSIONS.

I HAVE NO PRESENT OR PROSPECTIVE INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT AND NO PERSONAL INTEREST WITH RESPECT TO THE PARTIES INVOLVED.

I HAVE NO BIAS WITH RESPECT TO THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL OR TO THE PARTIES INVOLVED WITH THIS ASSIGNMENT.

MY ENGAGEMENT IN THIS ASSIGNMENT WAS NOT CONTINGENT UPON DEVELOPING OR REPORTING PREDETERMINED RESULTS.

MY COMPENSATION IS NOT CONTINGENT ON AN ACTION OR EVENT RESULTING FROM THE ANALYSES, OPINIONS OR CONCLUSIONS IN THIS REPORT.

MY COMPENSATION FOR COMPLETING THIS ASSIGNMENT IS NOT CONTINGENT UPON THE DEVELOPMENT OR REPORTING OF PREDETERMINED ASSIGNMENT RESULTS OR ASSIGNMENT RESULTS THAT FAVORS THE CAUSE OF THE CLIENT, THE ATTAINMENT OF A STIPULATED RESULT, OR THE OCCURRENCE OF A SUBSEQUENT EVENT DIRECTLY RELATED TO THE INTENDED USE OF THIS APPRAISAL.

MY ANALYSES, OPINIONS AND CONCLUSIONS WERE DEVELOPED AND THIS REPORT WAS PREPARED IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE.

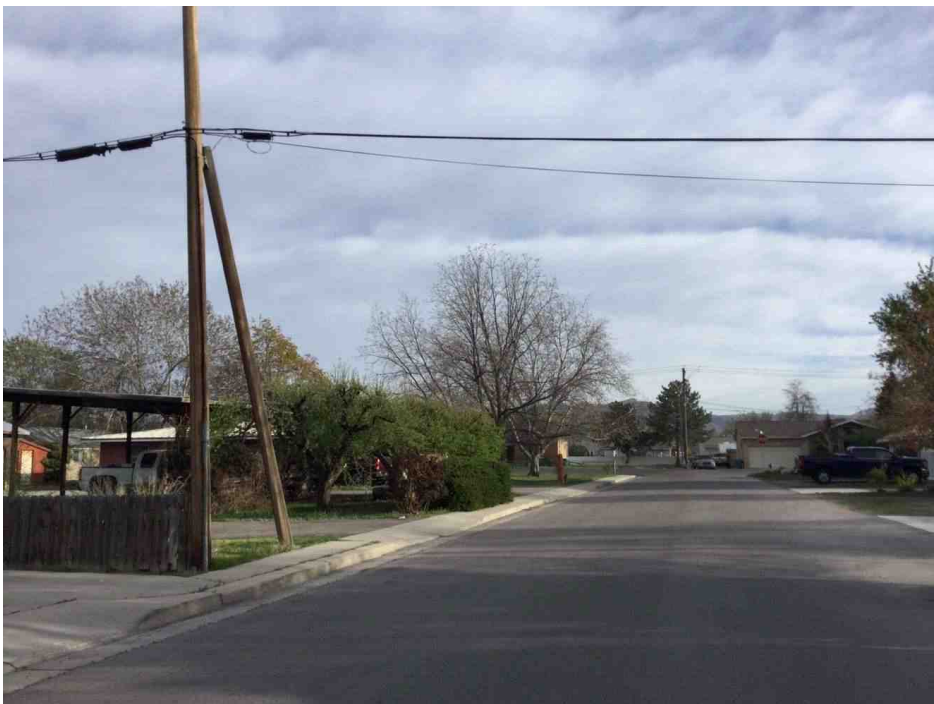
I HAVE MADE A PERSONAL INSPECTION OF THE SUBJECT.

Subject Photo Page

Borrower	CATAMOUNT PROPERTIES 2018 LLC				
Property Address	214 S 300 E				
City	Lehi	County	Utah	State	UT
Lender/Client	Wedgewood Inc				
				Zip Code	84043-2217

**Subject Front**

214 S 300 E
Sales Price
Gross Living Area 2,126
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.1
Location A;BsyRd;
View N;Res;
Site 27878 sf
Quality Q4
Age 65

**Subject Rear****Subject Street**

Exterior Photos

Borrower	CATAMOUNT PROPERTIES 2018 LLC						
Property Address	214 S 300 E						
City	Lehi	County	Utah	State	UT	Zip Code	84043-2217
Lender/Client	Wedgewood Inc						



FRONT / SIDE



REAR / REAR PROPERTY



REAR / DETACHED GUEST HOUSE



DETACHED GARAGE / DETACHED CARPORT



DETACHED GARAGE / DETACHED CARPORT



FRONT

Exterior Photos

Borrower	CATAMOUNT PROPERTIES 2018 LLC						
Property Address	214 S 300 E						
City	Lehi	County	Utah	State	UT	Zip Code	84043-2217
Lender/Client	Wedgewood Inc						



REAR



REAR



REAR PROPERTY



FRONT / SIDE

Comparable Photo Page

Borrower	CATAMOUNT PROPERTIES 2018 LLC				
Property Address	214 S 300 E				
City	Lehi	County	Utah	State	UT
Lender/Client	Wedgewood Inc	Zip Code	84043-2217		

**Comparable 1**

724 N 700 E	
Prox. to Subject	0.87 miles NE
Sales Price	450,000
Gross Living Area	2,172
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	15246 sf
Quality	Q4
Age	123

**Comparable 2**

535 N 500 W	
Prox. to Subject	0.89 miles NW
Sales Price	475,000
Gross Living Area	2,000
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	A;BsyRd;
View	N;Res;
Site	12632 sf
Quality	Q4
Age	67

**Comparable 3**

348 N Center St	
Prox. to Subject	0.50 miles NW
Sales Price	530,000
Gross Living Area	2,337
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	1.0
Location	A;BsyRd;
View	N;Res;
Site	17860 sf
Quality	Q4
Age	123

Comparable Photo Page

Borrower	CATAMOUNT PROPERTIES 2018 LLC				
Property Address	214 S 300 E				
City	Lehi	County	Utah	State	UT
Lender/Client	Wedgewood Inc			Zip Code	84043-2217

**Comparable4**

293 N 300 E	
Prox. to Subject	0.41 miles N
Sales Price	560,000
Gross Living Area	1,929
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	8712 sf
Quality	Q4
Age	64

**Comparable5**

450 E 200 S	
Prox. to Subject	0.16 miles E
Sales Price	442,000
Gross Living Area	1,150
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	A;BsyRd;
View	N;Res;
Site	27285 sf
Quality	Q4
Age	62

**Comparable6**

415 E 900 N	
Prox. to Subject	0.96 miles N
Sales Price	534,000
Gross Living Area	1,436
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.0
Location	A;BsyRd;
View	N;Res;
Site	16553 sf
Quality	Q4
Age	99

Comparable Photo Page

Borrower	CATAMOUNT PROPERTIES 2018 LLC				
Property Address	214 S 300 E				
City	Lehi	County	Utah	State	UT
Lender/Client	Wedgewood Inc				
				Zip Code	84043-2217

**Comparable 7**

340 W 700 S
 Prox. to Subject 0.63 miles SW
 Sale Price 525,000
 Gross Living Area 1,568
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 18731 sf
 Quality Q4
 Age 67

Comparable 8

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 9

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Plat Map

Borrower	CATAMOUNT PROPERTIES 2018 LLC						
Property Address	214 S 300 E						
City	Lehi	County	Utah	State	UT	Zip Code	84043-2217
Lender/Client	Wedgewood Inc						



Location Map

Borrower	CATAMOUNT PROPERTIES 2018 LLC				
Property Address	214 S 300 E				
City	Lehi	County	Utah	State	UT
Lender/Client	Wedgewood Inc				
				Zip Code	84043-2217



Aerial Map

Borrower	CATAMOUNT PROPERTIES 2018 LLC						
Property Address	214 S 300 E						
City	Lehi	County	Utah	State	UT	Zip Code	84043-2217
Lender/Client	Wedgewood Inc						



PROPERTY HISTORY

File No. 34149540

Borrower	CATAMOUNT PROPERTIES 2018 LLC				
Property Address	214 S 300 E				
City	Lehi	County	Utah	State	UT
Lender/Client	Wedgewood Inc				
				Zip Code	84043-2217

* SUBJECT 36-MONTH PRIOR TRANSFER HISTORY *

214 S 300 E

-No transfer history.

* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY *

(may include properties that were considered but not utilized as comparables)

724 N 700 E

-No transfer history.

535 N 500 W

-Transferred on 02/28/2023. It transferred from Price Robert and Kim L/Tr to Walker Bette L Living Trust and was a Warranty Deed (Document #12373).

-Transferred on 02/28/2023. It transferred from Fox R Brent to Walker Bette L Living Trust and was a Warranty Deed (Document #12372).

-Transferred on 12/13/2022. It transferred from Walker Bette L B to Walker Bette L Living Trust and was a Affidavit (Document #124278).

450 E 200 S

-Transferred on 08/19/2022. It transferred from Green Becky M to Green Lavar and was a Warranty Deed (Document #92157).

415 E 900 N

-No transfer history.

348 N Center St

-No transfer history.

293 N 300 E

-No transfer history.

340 W 700 S

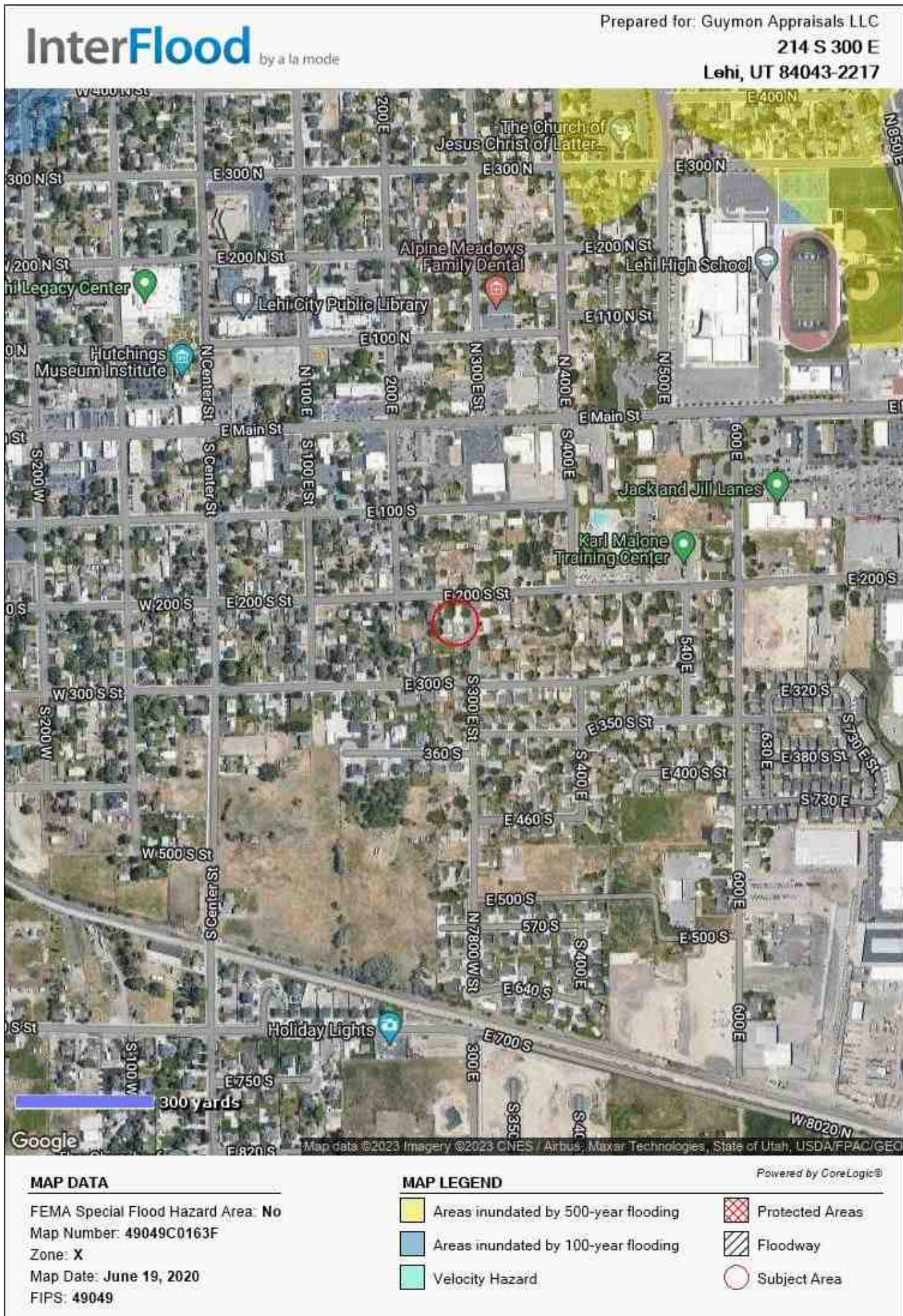
-No transfer history.

354 E 300 S

-No transfer history.

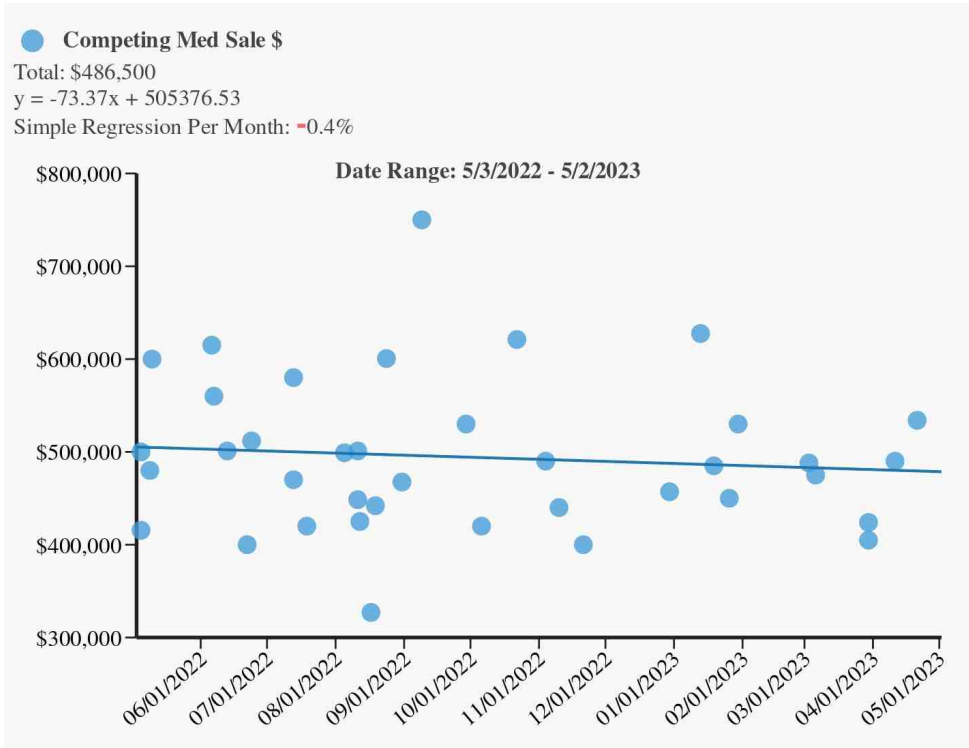
Flood Map

Borrower	CATAMOUNT PROPERTIES 2018 LLC				
Property Address	214 S 300 E				
City	Lehi	County	Utah	State	UT
Lender/Client	Wedgewood Inc				

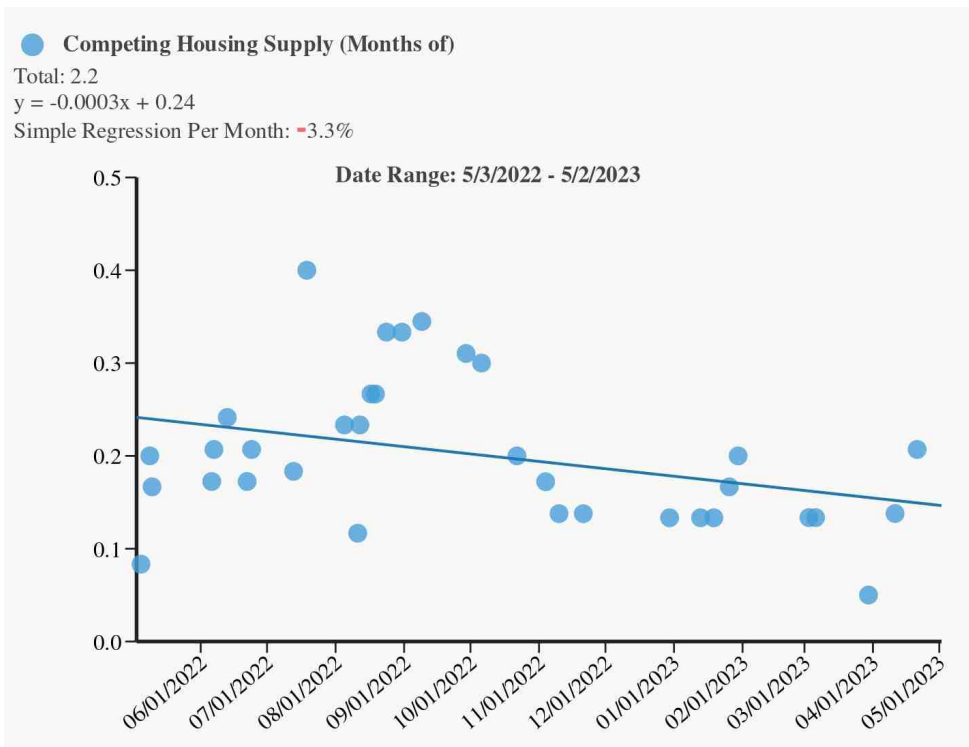


Market Conditions Charts - Page 1

Borrower	CATAMOUNT PROPERTIES 2018 LLC						
Property Address	214 S 300 E						
City	Lehi	County	Utah	State	UT	Zip Code	84043-2217
Lender/Client	Wedgewood Inc						



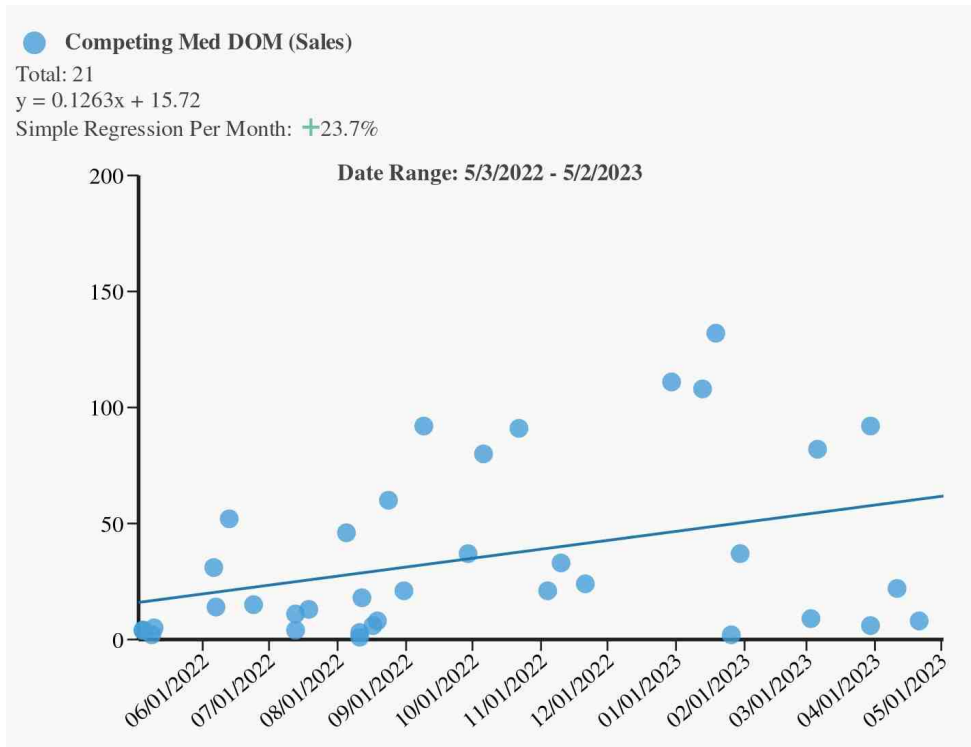
Median \$



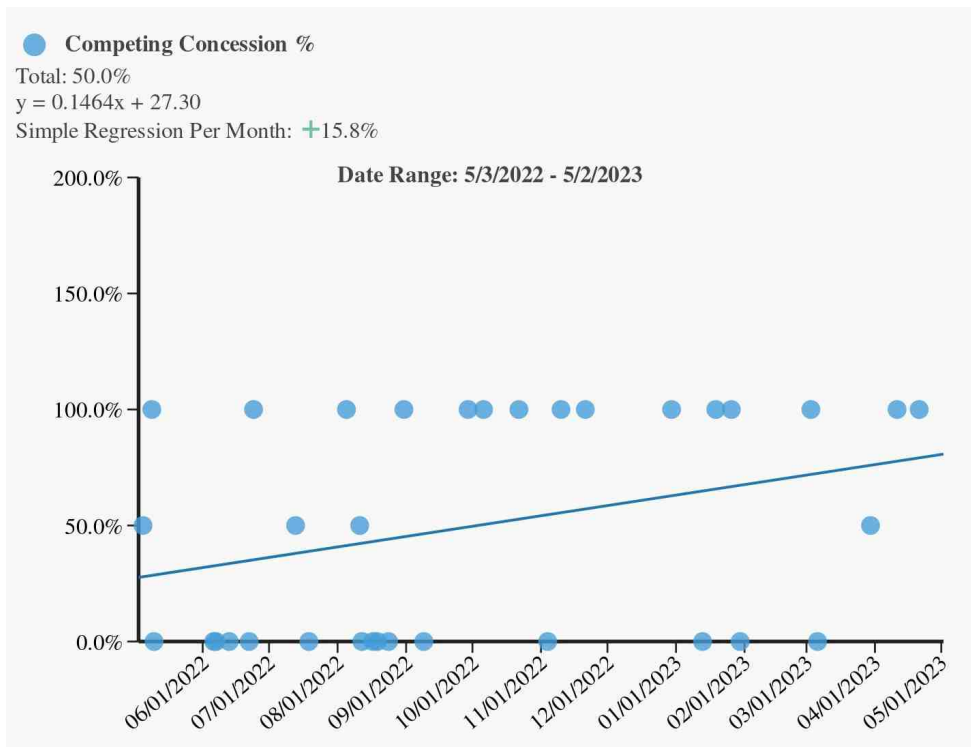
Housing Supply

Market Conditions Charts - Page 2

Borrower	CATAMOUNT PROPERTIES 2018 LLC						
Property Address	214 S 300 E						
City	Lehi	County	Utah	State	UT	Zip Code	84043-2217
Lender/Client	Wedgewood Inc						



Sales DOM

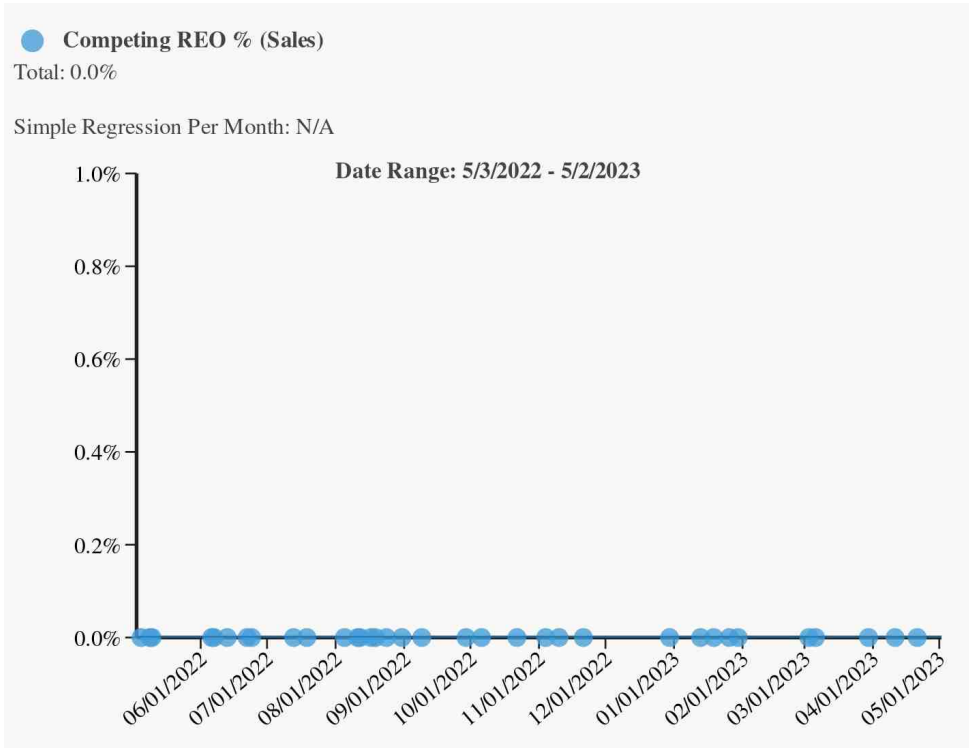


Concession %

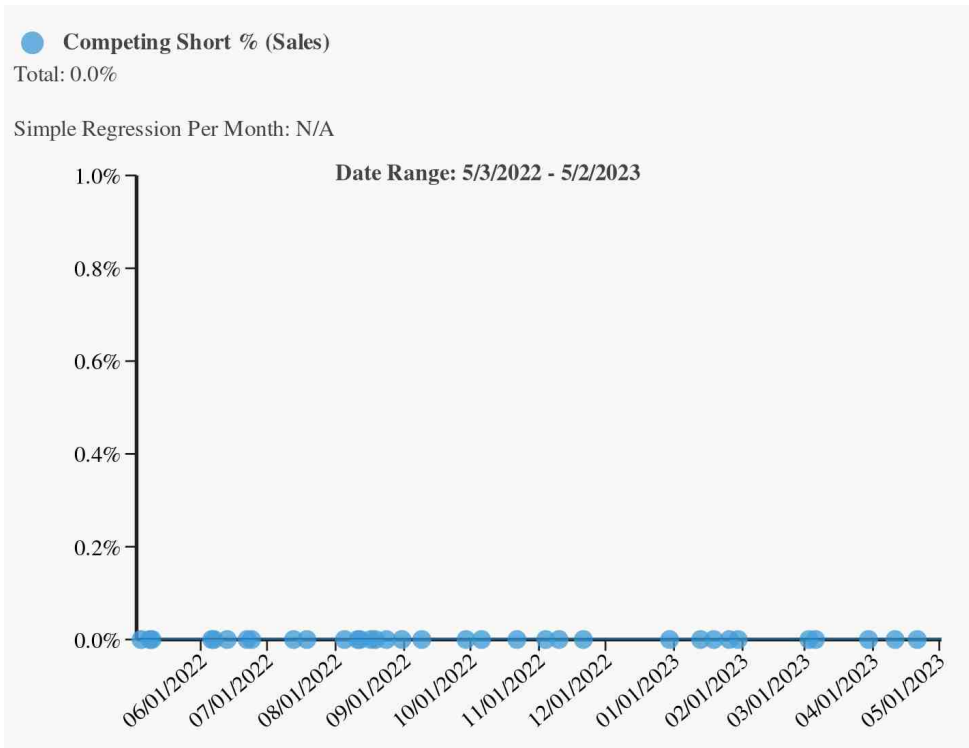
Market Conditions Charts - Page 3

Borrower	CATAMOUNT PROPERTIES 2018 LLC						
Property Address	214 S 300 E						
City	Lehi	County	Utah	State	UT	Zip Code	84043-2217
Lender/Client	Wedgewood Inc						

Foreclosure Analysis



Short Sale Analysis



UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

The improvements have been 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.

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.

C4

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

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.

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.

Quality Ratings and Definitions

Q1

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

Q2

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

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

CLARIFICATION OF SCOPE OF WORK

File No. 34149540

Borrower	CATAMOUNT PROPERTIES 2018 LLC				
Property Address	214 S 300 E				
City	Lehi	County	Utah	State	UT
Zip Code	84043-2217				
Lender/Client	Wedgewood Inc				

Clarification of Assumptions, Limiting Conditions, Certifications and Scope of Work

This addendum defines terms used in the appraisal process. It is not a modification of the assumptions, limiting conditions or certifications, but a "clarification" of the appraiser's actions with respect to generally accepted appraisal practice and USPAP.

The explanations discussed here (and in the body of the report), reference by number and page, Scope of Work, Assumptions and Limiting Conditions and Certifications from pages 4-6 of the Fannie Mae Form 1004/Freddie Mac Form 70. The intent is to further define, clarify, and document what the appraiser(s) did and or did not do in order to develop the value opinion, based on the complexity of this assignment and or because of a supplementary Agreement identified within the appraisal report.

Absent a written supplemental Scope of Work from the client (prior to the assignment), by formal engagement letter, the Scope of Work outlined here and within the report, is considered to be representative of what typical users of appraisal services would require and in general, what appraisers would provide as reasonable, acceptable and sufficient for the stated intended user's needs.

HOUSING MARKET TRENDS & CONDITIONS (PG 1) Under "One Unit Housing Trends", the boxes selected are based on an analysis of the neighborhood, as specified in "The Appraisal of Real Estate" (by the Appraisal Institute) and outlined in "Essential of Real Estate Economics" Fifth Edition. For the 1004MC, the analysis reports trends of properties "competitive to the subject". See **1004MC Section**.

SCOPE OF WORK (PG 4 & 5, Cert.2): Item (1) - the appraiser(s) conducted a visual inspection of only the readily accessible areas of the property, viewing only those components of the property which were clearly visible from the ground or floor level. Comments on the condition of the foundation, roof, exterior, interior, floors, mechanical, plumbing, electrical, insulation and all other matters relating to the construction of the subject property are based on a casual observation only, which may have been limited by the placement of personal property, furnishings, etc.. so as to preclude observation of the items blocked by same. There was no observation of the components that are hidden within walls or other areas that would not be visible by a typical visitor to the home.

The report may rate the adequacy and or condition of various items (based on observation only) however, it should be clearly understood that these statements are a guide for comparison purposes (as part of the valuation process) and do not represent a detailed analysis of the physical or operational condition of these items. The appraiser(s) is not an expert in these matters and any opinion stated is advisory based only upon observation. **This report is not a home inspection.** The reader or intended user should not rely on this report to disclose condition defects. Such knowledge goes beyond the scope of this appraisal and as such, comments on observed conditions given in this report should not be taken as a guarantee that a problem does not exist. The following chart will assist the reader in comprehending the scope of a complete visual inspection:

Complete Visual Inspection Includes:

List the amenities
View readily observable exterior areas
View readily observable interior areas

Note quality of materials and workmanship

Measure the exterior of the improvements

Observe the floor plan and room layout

Assess the functional utility of the property

Note the subject's conformity to the market area

Note style/design

Complete Visual Inspection Does/Did NOT Include:

Observation of areas not readily accessible

Building Code compliance issues

Moving furniture or personal property

Mold assessment

Removing (or moving) floor coverings

The testing or inspection of the well or septic system

Reporting personal property

Roof condition report beyond an observation from ground level

Radon assessment

Items (2, 3, 4, & 5): Where it States, "inspect the neighborhood", the observation was limited to driving through a representative number of streets in the area, reviewing maps and other appropriate data, and observing comparables from the street to determine the general factors that may influence the value of the subject property. It also included research to the extent defined in the sections below.

REPAIRS/DETERIORATION (PG 4, Item 5 & Pg 5, Cert. 2): The terms **deficiency & livability** (as mentioned in the URAR) are subjective. The appraiser(s) made an effort to report ONLY those repair items that, in the appraiser's opinion, affect **safety, adequacy, and marketability** of the property. Physical deterioration consistent with the age of the home has not been itemized, but considered in the approaches to value.

COST APPROACH (Pg. 5 Cert 4): Is applicable when improvements are new, near new or are of an unusual construction method. This method is appropriate when sufficient land or building sites, etc. are available to a potential purchaser to make construction of improvements similar to the subject, a viable alternative to purchasing the subject. In areas where vacant sites (similar to the subject property in location, zoning, use and utility) are not available to a potential purchaser, use of the cost approach and reliability on the same as a value indicator could be misleading. When the Cost Approach is not required (per USPAP) or deemed necessary to the development of a reliable value opinion, the cost approach is not appropriate, excluded as such exclusion has been so stated with the body of the report.

If the cost approach was used, it represents "replacement cost estimate", and is for "valuation purposes only" and should not be relied upon for insurance purposes. The definition of "market value" on page 4 of this report is not consistent with the definition of "insurable value". If the cost approach was presented, a services such as the Marshall & Swift Residential Cost Handbook (or similar source) was used to develop the estimate. The site value opinion results from extraction, allocation, the developmental method or from a review & analysis of sales of similar sites within the market area.

INCOME APPROACH (Pg. 5 Cert 4): Is applicable when sufficient investor owned properties exist with the subject's immediate area or neighborhood and when investors regularly acquire such properties that are similarly desirable to the subject for the express purpose of the income they provide. While rentals may exist in any area, their presence alone is not proof of a viable rental and investor marketplace. As such, in areas dominated by "owner occupied" units, it may be inappropriate to employ the income approach, unless the approach clearly represents the motivations and actions of investors in the marketplace as it relates to the subject property. If the approach was not included, it was the appraiser's opinion that the data was insufficient to provide meaningful conclusion.

EXTENT OF DATA RESEARCH-SALES/LISTINGS (Pg 5, Cert. 5 thru 9): Sales and listings of the subject property and comparables were researched, verified, analyzed & reported in compliance with the Certifications 5 thru 9 of this URAR. Sales data (including listed, closed,

CLARIFICATION OF SCOPE OF WORK

File No. 34149540

Borrower	CATAMOUNT PROPERTIES 2018 LLC			
Property Address	214 S 300 E			
City	Lehi	County	Utah	State UT Zip Code 84043-2217
Lender/Client	Wedgewood Inc			

pending and expired) of properties that are geographically, physically, functionally and economically similar to the subject property and that reflected current buyer and seller actions were researched and considered. If necessary and applicable, the appraiser(s) also researched comparable land and improved sales, income and expense information and construction costs; confirmed sales information (as noted under **"EXTENT OF INFORMATION VERIFICATION"**, (see next section) and analyzed the information in applying the approach(es) used.

Depending upon the availability and reliability of various data sources, the appraiser(s) used any combination of reasonably available information from city/county records, real estate agents, owner's comments, buyer's description, assessor's records, multiple listing service (MLS) data, brochures, listings on websites and visual observation to identify the relevant characteristics of the subject property. Comparables presented reflect the most similar physical, functional, economic and locations characteristics compared to the subject and are relevant to the analysis of the subject property. These sales were adjusted to the subject to reflect the market's reaction (if any) to differences.

EXTENT OF INFORMATION VERIFICATION (Pg. 5, Cert. 10 & 13): Representative samples of disinterested sources for information and data verification include but are not limited to County/City, online records-Recorder, Treasurer, Zoning, GIS, Online Assessor Property Databases-Sales, Property Characteristics, Personal observation-Condition, Location, Physical attributes, Real Estate Transaction Declaration documents-Sale date, Personal property. Flood zone determinations are from flood map services available online at the time of the assignment.

The appraiser(s) verified applicable information with sources "deemed to be reliable" and a disinterested party or corroborated with a third-party source to the extent such verification was possible in the time permitted by the client. In some cases, the motivations of the parties or other factors (terms, arms-length transactions, etc.) may not have been available. In this case, the data was accepted at "face value as factually accurate". The appraiser(s) did not review a survey of the subject site; did not check land records for recorded easements, and has reported only apparent easements and encroachments. Unless otherwise stated within the report, there was no confirmation of the subject being within the appropriate setbacks, as dictated by zoning, building, or other regulations.

PUBLIC/PRIVATE DATA SOURCES (Pg. 5, Cert 12): My (our) appraisal practice is generally limited to Utah, Salt Lake, Davis, Weber and Juab County. I have access to public data via the Wasatch Front Regional, Multiple Listing Service, Residential Square Foot Costs estimation, flood data and maps along with private information contained within my office files that is considered necessary and appropriate for this assignment.

ADVERSE FACTORS (Pg. 4 item 5 & Pg. 5, Cert 14): As cited in the "Assumptions and Limiting Conditions", is subjective and open to broad interpretation. Most properties will have a form of physical depreciation, deficiency, or livability issues, dependent upon the standards of the party observing the property. A wide-range of factors internal or external to the property may be "adverse" by someone's viewpoint.

Absent specific directives or guidelines from the client, the appraiser(s) made a visual inspection of the property and its market environment (as cited elsewhere in the Scope of Work) and noted factors that may affect the marketability and livability to potential buyers. This was based upon the appraiser's knowledge of the market and or as evidenced by sales of properties with similar or comparable conditions. Such items are noted in the report and the valuation approaches that were applied to the analysis.

Some buyers in the market may consider factors such as drug labs, registered sex offenders, criminal activity, interim rehabilitation facilities halfway houses, or similar uses as "adverse". Unless cited within the report, the appraiser(s) has made no attempt to investigate or discover such activities as part of this assignment, unless such factors were readily apparent and obviously affecting the subject property as evidenced by market data. If the intended user has concerns in these areas, it is highly recommended that they secure this information from a reliable source.

Certification 23 -Per Fannie Mae- "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".

THE VALUE OPINION: The value opinion stated in the report is based on my (our) analysis and considers the productivity, economic and physical conditions of the property only as the of the date of value cited. As market conditions change, this value opinion may not be valid in another time. Personal property that may be included with a sale or transfer of the property were excluded from the value unless such items are necessary for the operations of the property (garage door remotes, pool remotes, etc.) and would normally be a part of the mechanical or operational equipment that is considered realty.

USE OF ELECTRONIC APPRAISAL DELIVERY SERVICES: If the lender/client directed that the appraiser transmit the content of this report via ****Appraisal Port**** or a similar delivery portal service, pursuant to user agreements, these services disclaim any warranty that the service provided will be error free. They advise that the information reported to and by these services may be subject to transmission errors, and indicate that the use of their service is at the user's sole risk. Accordingly the lender/client should make its own determination as to the accuracy and reliability of any such service they employ. The appraiser makes no representations and specifically disclaims any warranty regarding the accuracy or portrayal of content transmitted via ****Appraisal Port**** or any similar service or their reliability. The appraiser uses such technology at the specific direction and sole risk of the lender/client. At its request, the lender/client may obtain a true copy of the original report directly from the appraiser via email (PDF), mail or other means.

LICENSE

**STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE**

ACTIVE LICENSE

DATE ISSUED: 08/13/2021

EXPIRATION DATE: 09/30/2023

LICENSE NUMBER: 6348708-CR00

LICENSE TYPE: Certified Residential Appraiser

ISSUED TO: DEVON GUYMON
551 S 195 E
VINEYARD UT 84059




SIGNATURE OF HOLDER


REAL ESTATE DIVISION DIRECTOR

Form #9

E & O INSURANCE

301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

**THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED
AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.**

Insurance is afforded by the company indicated below: (A capital stock corporation)

 Great American Assurance CompanyNote: The Insurance Company selected above shall herein be referred to as the **Company**.Policy Number: **RAP4114447-23**Renewal of: **RAP4114447-22**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. **Named Insured:** **Devon B. Guymon**

Item 2. **Address:** **551 S. 195 E**
City, State, Zip Code: **Vineyard, UT 84059**

Item 3. **Policy Period:** From **01/28/2023** To **01/28/2024**
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**


- A. \$ **1,000,000** **Damages** Limit of Liability – Each **Claim**
B. \$ **1,000,000** **Claim Expenses** Limit of Liability – Each **Claim**
C. \$ **1,000,000** **Damages** Limit of Liability – Policy Aggregate
D. \$ **1,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible** (Inclusive of **Claim Expenses**):

- A. \$ **0.00** Each **Claim**
B. \$ **0.00** Aggregate

Item 6. **Premium:** \$ **598.00**Item 7. **Retroactive Date** (if applicable): **01/28/2008**Item 8. **Forms, Notices and Endorsements attached:**

D42100 (03/15) D42300 UT (05/13) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)


Authorized Representative