

Exterior-Only Inspection Individual Condominium Unit Appraisal Report

55061 File # 34557759

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

Property Address 300 Sagehen Ct Unit # - City Corona State CA Zip Code 92878
Borrower Catamount Properties 2018 LLC Owner of Public Record Macris Steven County Riverside
Legal Description Unit 63 Cm 197/176 Int Common Lot 1,2 Of Tr 33155 Mb 412/075
Assessor's Parcel # 119251063 Tax Year 2022 R.E. Taxes \$ 5,415
Project Name River Road Village Phase # 1 Map Reference 33.891253, -117. Census Tract 0408.09
Occupant [X] Owner [] Tenant [] Vacant Special Assessments \$ 0 HOA \$ 250 [] per year [X] per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [] Purchase Transaction [] Refinance Transaction [X] Other (describe) HELOC
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [] Yes [X] No
Report data source(s) used, offering price(s), and date(s). CRMLS

SUBJECT

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.

CONTRACT

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics Condominium Unit Housing Trends Condominium Housing Present Land Use %
Location [] Urban [X] Suburban [] Rural Property Values [] Increasing [X] Stable [] Declining PRICE AGE One-Unit 85 %
Built-Up [X] Over 75% [] 25-75% [] Under 25% Demand/Supply [X] Shortage [] 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 430 Low 1 Multi-Family 5 %
Neighborhood Boundaries Norco City limits to the North, 91 Freeway to the South 1,125 High 113 Commercial 5 %
Vacant land to the West and 15 Freeway to the east. 671 Pred. 39 Other 0 %
Neighborhood Description The subject is within the City of Corona and has the 15 Freeway to the east which provides access to other freeways and employment center. Homes reflect average care and maintenance; Neighborhood reflects average marketability; Neighborhood is within close proximity of conveniences and employment centers.
Market Conditions (including support for the above conclusions) The current market is stable in value after a long period of increasing values. Due to rising interest rates values have been stable in the last 6 to 12 months. Conventional and FHA financing is typical for the area. All data sources including CRMLS show stable values in the last 6 months for similar properties.

NEIGHBORHOOD

Topography Level Size 376,201 sf Density Typical View N;Res;
Specific Zoning Classification SFC Zoning Description HIGH DENSITY RESIDENTIAL
Zoning Compliance [X] Legal [] Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? [] Yes [] No
[] 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 Subject is in a residential neighborhood with similar homes. Current use is highest and best use and complies with zoning.
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 # 06065C0689G FEMA Map Date 08/28/2008
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.)? [] Yes [X] No If Yes, describe
The subject is near to schools and parks, however noise was not heard from subject, therefore is not close enough to have an effect on value or marketability. Subject is near to commercial center however due to elevation difference and block wall no noise is heard from this area and it cannot be seen from the subject property therefore not adverse.

PROJECT SITE

Data source(s) for project information CRMLS/ Parcel Quest/ Plat Map
Project Description [X] Detached [] Row or Townhouse [] Garden [] Mid-Rise [] High-Rise [] Other (describe)
General Description General Description Subject Phase If Project Completed If Project Incomplete
of Stories 2 Exterior Walls Stucco # of Units 1 # of Phases 1 # of Planned Phases
of Elevators 0 Roof Surface Tile # of Units Completed 67 # of Units 67 # of Planned Units
[X] Existing [] Proposed Total # Parking 134 # of Units For Sale 0 # of Units For Sale 67 # of Units For Sale
[] Under Construction Ratio (spaces/units) 2.1 # of Units Sold 67 # of Units Sold 67 # of Units Sold
Year Built 2009 Type Garage # of Units Rented 10 # of Units Rented 10 # of Units Rented
Effective Age 14 Guest Parking 0 # of Owner Occupied Units 67 # of Owner Occupied Units 67 # of Owner Occupied Units
Project Primary Occupancy [X] Principle Residence [] Second Home or Recreational [] Tenant
Is the developer/builder in control of the Homeowners' Association (HOA)? [] Yes [X] No
Management Group - [] Homeowners' Association [] Developer [X] Management Agent - Provide name of management company. Elite Property Services
714-357-9111. Tenant info is estimated at 15% as this is typical however management CO, would not give this information out to appraiser.
Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? [] Yes [X] No If Yes, Describe

PROJECT INFORMATION

Was the project created by the conversion of existing building(s) into a condominium? [] Yes [X] No If Yes, describe the original use and date of conversion.
Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? [X] Yes [] No If No, describe
Is there any commercial space in the project? [] Yes [X] No If Yes, describe and indicate the overall percentage of the commercial space.

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Describe the condition of the project and quality of construction **The project is in average condition and the quality of construction is average and compares to that of other condos in area with same year built.**

Describe the common elements and recreational facilities. **The project has common play ground and green belts.**

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

Is the project subject to a ground rent? Yes No If Yes, \$ _____ per year (describe terms and conditions)

Are the parking facilities adequate for the project size and type? Yes No If No, describe and comment on the effect on value and marketability.

I did did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. **The appraiser is not qualified to complete an analysis of condominium budget for the current year. This is to be completed by an accountant or person with specific training to address adequacy and fees, reserves and analysis of the budget. This is beyond the scope of training for the appraiser. No budget was provided for appraiser to review.**

Are there any other fees (other than regular HOA charges) for the use of the project facilities? Yes No If Yes, report the charges and describe.

Compared to other competitive projects of similar quality and design, the subject unit charge appears High Average Low If High or Low, describe

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser? Yes No If Yes, describe and explain the effect on value and marketability.

Unit Charge \$ **250** per month X 12 = \$ **3,000.00** per year Annual assessment charge per year per square feet of gross living area = \$ **1.33**

Utilities included in the unit monthly assessment None Heat Air Conditioning Electricity Gas Water Sewer Cable Other

Source(s) used for physical characteristics of property Previous Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner

Other (describe) **Parcel Quest** Data Source for Gross Living Area **Parcel Quest(public Records)**

General Description	Amenities	Appliances	Car Storage
Floor # 1	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> None
# of Levels 2	<input type="checkbox"/> WoodStove(s) # 0	<input type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Covered <input type="checkbox"/> Open
Heating Type Fau Fuel Gas	<input checked="" type="checkbox"/> Deck/Patio Patio	<input checked="" type="checkbox"/> Disp <input type="checkbox"/> Microwave	# of Cars 2
<input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Individual AC	<input checked="" type="checkbox"/> Porch/Balcony Porch	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Assigned <input checked="" type="checkbox"/> Owned
<input type="checkbox"/> Other (describe)	<input type="checkbox"/> Other None	<input type="checkbox"/> Washer/Dryer	Parking Space # 63
Finished area above grade contains: 8 Rooms 4 Bedrooms 2.1 Bath(s) 2,258 Square Feet of Gross Living Area Above Grade			

Are the heating and cooling for the individual units separately metered? Yes No If No, describe and comment on compatibility to other projects in the market area.

Additional features (special energy efficient items, etc.) **The subject has solar panels which lower electrical bills. It is unknown if they are owned or leased therefore assumed to be leased as this is typical, therefore are not considered part of the real estate and do not attribute to value.**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **C3; Since this is a exterior only appraisal the interior of the subject was not entered. It is assumed that it is in average condition and that no major damage exist. An assumption is made that the Subject's property characteristics, which were obtained from Tax record is correct and that the interior of the Subject is in similar condition as the exterior. .**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

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) **PQ/CRMLS**

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) **PQ/CRMLS**

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	PQ/CRMLS	PQ/CRMLS	PQ/CRMLS	PQ/CRMLS
Effective Date of Data Source(s)	09/07/2023	09/07/2023	09/07/2023	09/07/2023

Analysis of prior sale or transfer history of the subject property and comparable sales. **The subject has no prior sales in the last three years. Comparable sales 1-3 have no prior sales in the last 12 months.**

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There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0		There are 2 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 610,000 to \$ 683,500			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address and Unit #	300 Sagehen Ct -, Corona, CA 92878	472 Rio Ct -, Corona, CA 92878	824 Pyramid Ct -, Corona, CA 92878	991 Blackburn Dr -, Corona, CA 92878	
Project Name and Phase	River Road Village 1	River Road Village 1	River Road Village 1	Hampton Roads 1	
Proximity to Subject		0.13 miles NW	0.10 miles NW	0.66 miles NW	
Sale Price	\$	\$ 683,500	\$ 610,000	\$ 635,000	
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 302.70 sq. ft.	\$ 359.67 sq. ft.	\$ 311.27 sq. ft.	
Data Source(s)		CRMLS#SW23057055;DOM 77	CRMLS#IV23097971;DOM 5	CRMLS#PW23036978;DOM 29	
Verification Source(s)		Doc#2023-0182227	Doc#2023-0197564	Doc#2023-0116357	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth VA;0		ArmLth Conv;0	
Date of Sale/Time		s06/23;c06/23		s04/23;c04/23	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
HOA Mo. Assessment	250	250		188	0
Common Elements and Rec. Facilities	Pool/Spa Gated	Pool/Spa Gated		Pool/Spa Not Gated	+20,000
Floor Location	1	1		1	
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT2L;NeoEccen	DT2L;NeoEccen		DT2L;NeoEccen	
Quality of Construction	Q4	Q4		Q4	
Actual Age	14	14		17	0
Condition	C3	C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	+20,000	Total Bdrms. Baths	
Room Count	8 4 2.1	8 4 2.1	0	8 4 3.0	-5,000
Gross Living Area	2,258 sq. ft.	2,258 sq. ft.	1,696 sq. ft.	2,040 sq. ft.	+20,710
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Conforms Yes	Conforms Yes		Conforms Yes	
Heating/Cooling	Fau/Cac	Fau/Cac		Fau/Cac	
Energy Efficient Items	None	None		None	
Garage/Carport	2g;Owned	2g;Owned		2g;Owned	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio	
Net Adjustment (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 73,390	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 35,710	
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 0.0% \$ 683,500	Net Adj. 12.0% Gross Adj. 12.0% \$ 683,390	Net Adj. 5.6% Gross Adj. 7.2% \$ 670,710	
Summary of Sales Comparison Approach					
All comps have the same design and marketability. Comp #1 is a standard sale and is the same model in the same project. It requires the least adjustments, therefore given the most weight. Comp #2 is standard sale and is inferior in GLA and bedroom count. It is in same project as subject. It requires minimal adjustments and in same project, therefore a close second in weight. Comp #3 is a standard sale and is inferior in GLA and is outside of subjects project. It requires the most adjustments therefore given the least amount of weight. All sales are what a typical buyer would considered a suitable substitute. Due to subject being larger than most in the area the final value exceeds the predominate value for the area however not considered an over improvement and does not have an effect on marketability.					
Indicated Value by Sales Comparison Approach \$ 680,000					
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) The income approach was not utilized, since the subject property is owner occupied and most in this area are owner occupied, therefore not appropriate and not found to be a good indicator of value.					
Indicated Value by: Sales Comparison Approach \$ 680,000 Income Approach (if developed) \$					
Most weight is given to the Sales comparison approach to value. Most weight is given to comparable sale 1 since it requires the least adjustments. Comp 2 is a close second as it requires minimal adjustments and is very recent. Comparable 3 requires is the oldest in date sold, therefore given the least weight. The income approach was not utilized, since the subject property is typically owner occupied.					
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> 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 \$ 680,000 , as of 09/08/2023 , which is the date of the exterior inspection and the effective date of this appraisal.					

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

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

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

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

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

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

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

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

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

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

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

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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:

- 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.
- 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.
- 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.
- 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.
- 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 George A HernandezCompany Name Performance AppraisalCompany Address 2611 W Windhaven Dr
Rialto, CA 92377-3699Telephone Number (909) 838-0266Email Address hernandez.george@gmail.comDate of Signature and Report 09/09/2023Effective Date of Appraisal 09/08/2023State Certification # AR038128

or State License # _____

or Other (describe) _____ State # _____

State CAExpiration Date of Certification or License 08/25/2025

ADDRESS OF PROPERTY APPRAISED

300 Sagehen Ct-, Corona, CA 92878APPRAISED VALUE OF SUBJECT PROPERTY \$ 680,000

LENDER/CLIENT

Name Clear CapitalCompany Name Wedgewood IncCompany Address 2015 Manhattan Beach Blvd, Suite 100,
Redondo Beach, CA 90278

Email Address _____

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 _____

SUBJECT PROPERTY

 Did not inspect 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 _____

Market Conditions Addendum to the Appraisal Report

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 **300 Sagehen Ct** City **Corona** State **CA** ZIP Code **92878**

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)	0	1	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0	0.33	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	1	1	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0	3	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	0	\$635,000	\$683,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	0	29	77	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$635,000	\$695,000	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	2	62	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	0	100	98.35	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.) paid financial assistance prevalent? Yes No
 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.). **The data used in the grid above does not indicate there were any concessions associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some transactions that do include concessions, but have not been reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.**

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).
The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. **The CRMLS MLS was the data source used to complete the Market Conditions Addendum. Effective Date: Thursday, September 7, 2023**

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.

As seen above the market trend has been relatively stable in the last year which may be due to lower prices, low interest rates and a shortage of listings. Local MLS is used to provide this information. All appraiser data supports a stable market in the last 6 months. Trends above are considered stable if change from 4-6 months to current is between 90% & 110%, considered declining if less than 90% and increasing if greater than 110%. Shortage of listings is Supported with current MLS data.

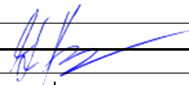
Due to a lack of comparable sales in the area the above statistics are not reliable. The stable market is supported with local MLS and most other data sources including Data Quick. This area with a larger sample size(not comparables but sales in the area)does support a stable market

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: **River Road Village**

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	0	0	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0	0	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings	0	1	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)	0	0	0	<input type="checkbox"/> Declining	<input checked="" 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. **REO sales are not a factor in this project.**

Summarize the above trends and address the impact on the subject unit and project. **Market conditions have been stable in the last 12 months with continued signs of improvement, interest rates remain high however a shortage of listings still exist therefore market has remained stable.**

Signature 
 Appraiser Name **George A Hernandez**
 Company Name **Performance Appraisal**
 Company Address **2611 W Windhaven Dr, Rialto, CA 92377-3699**
 State License/Certification # **AR038128** State **CA**
 Email Address **hernandez.george@gmail.com**

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

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Subject Photo Page

Borrower	Catamount Properties 2018 LLC						
Property Address	300 Sagehen Ct						
City	Corona	County	Riverside	State	CA	Zip Code	92878
Lender/Client	Wedgewood Inc						



Subject Front

300 Sagehen Ct
 Sales Price
 Gross Living Area 2,258
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site
 Quality Q4
 Age 14



Subject Street



Subject Street

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	300 Sagehen Ct				
City	Corona	County	Riverside	State	CA
Lender/Client	Wedgewood Inc	Zip Code	92878		

**Comparable 1**

472 Rio Ct	
Prox. to Subject	0.13 miles NW
Sales Price	683,500
Gross Living Area	2,258
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	
Quality	Q4
Age	14

**Comparable 2**

824 Pyramid Ct	
Prox. to Subject	0.10 miles NW
Sales Price	610,000
Gross Living Area	1,696
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	
Quality	Q4
Age	14

**Comparable 3**

991 Blackburn Dr	
Prox. to Subject	0.66 miles NW
Sales Price	635,000
Gross Living Area	2,040
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	
Quality	Q4
Age	17

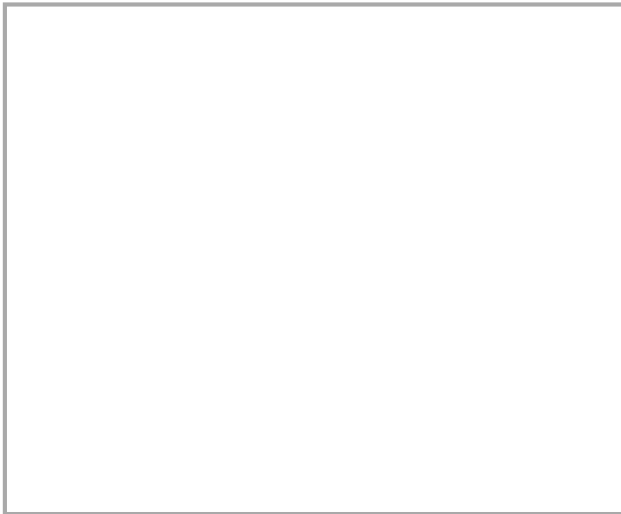
Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	300 Sagehen Ct				
City	Corona	County	Riverside	State	CA Zip Code 92878
Lender/Client	Wedgewood Inc				



Comparable4

931 Acorn Ln
 Prox. to Subject 0.67 miles NW
 Sale Price 635,000
 Gross Living Area 1,623
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site
 Quality Q4
 Age 28



Comparable5

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



Comparable6

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

Supplemental Addendum

File No. 34557759

Borrower	Catamount Properties 2018 LLC				
Property Address	300 Sagehen Ct				
City	Corona	County	Riverside	State	CA Zip Code 92878
Lender/Client	Wedgewood Inc				

Intended Use/Intended User:

The Intended User of this appraisal report is the Lender/Client. The intended use of appraisal is prepared for servicing the current loan. The Intended Use is to evaluate the property that is the subject of this appraisal for market value, for servicing the current loan, 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 appraiser was asked to provide the current market value for the subject property.

Scope of Work:

The subject property was inspected as of the day of the appraisal report. The subject property was physically inspected by the appraiser from the street, the subject property was not entered. The following databases were utilized to confirm subject property data, and comparable data: Parcel Quest/CRMLS. Comparables were chosen to reflect the subject property's characteristics. Characteristics such as gross livable area, number of bedrooms, number of bathrooms, year built, lot size, etc. were examined. The existing market conditions were also researched to determine marketing exposure (see Marketing Conditions). Supply and demand factors as well as neighborhood influences, were observed and reported on page one of the 1075 form. The final value conclusion is a function of the aforementioned research. The income approach was not utilized, since the subject property is a single family residence, therefore not appropriate and not found to be a good indicator of value.

Neighborhood:

Market Conditions: According to CRMLS data, values in the subject's City have been stable in the last 6 to 12 months. Time adjustment not deemed necessary for comparables within 12 months. This stable market is due to recently increasing interest rates slowing the increasing values. Subject city has remained stable as seen in "market direction" graph attached to this report.

Adjustments:

GLA is adjusted at \$95 per sq ft. Amenities such as room count, heating and cooling, fireplace, garage/carport are based on what a typical buyer would pay in this market. All adjustments are extracted from the market using **sensitivity analysis** and are considered typical for this market area. Gross living area adjustments are only made if the comparable is +/- 100 Sq. Ft. of the subject's gross living area. Age adjustments are only made if comp is older than +/-10 years.

Comparables search and results:

Sales from comparables were examined and all are within close proximity of subject property. The search parameters used for the subject were within 1 mile of subject and 20% of the subjects GLA. The search utilized a time frame of six months. This search resulted in 2 comparable. The appraiser chose comparables which were recent, similar in size/bedroom count and close in distance. Comparable properties utilized are the most recent available at the time of inspection and closest in terms of distance. Comparables were chosen because the properties characteristics such as Gross Livable Area, Bedroom count, Bathroom count, Lot Size, year built, etc...closely matched that of the subject property. All homes reflect average care and maintenance.

Subject Market area remains stable despite the Covid 19 pandemic. No signs of declining market are showing. DOM are still well under 90 days and listings are not being removed. This area is not under "stay at home orders". Currently this pandemic has not had any negative impact on local real estate market.

The subject has not been effected by the recent wildfires, flooding, mudflows, and debris flows. It is far away from any of the effected areas.

Borrower name and owner name are different however reasoning is unknown to appraiser. It is assumed that underwriter is aware of this difference.

HOA fee is typical and event though it may differ from comparable sales the typical buyer does not pay more or less for this difference.

Clear Capital AMC #1256

USPAP ADDENDUM

55061
File No. 34557759

Borrower	Catamount Properties 2018 LLC		
Property Address	300 Sagehen Ct		
City	Corona	County	Riverside
		State	CA
		Zip Code	92878
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

The final opinion of value is determined using the exposure time of 0-90 days. Exposure time is determined using information gathered through sales verification and statistical information about days on market.

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

I have not performed an appraisal or any other service regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

APPRAISER:

Signature: 

Name: George A Hernandez

Date Signed: 09/09/2023

State Certification #: AR038128

or State License #: _____

State: CA

Expiration Date of Certification or License: 08/25/2025

Effective Date of Appraisal: 09/08/2023

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

Location Map

Borrower	Catamount Properties 2018 LLC				
Property Address	300 Sagehen Ct				
City	Corona	County	Riverside	State	CA
Lender/Client	Wedgewood Inc	Zip Code	92878		



Aerial Photo

Borrower	Catamount Properties 2018 LLC				
Property Address	300 Sagehen Ct				
City	Corona	County	Riverside	State	CA Zip Code 92878
Lender/Client	Wedgewood Inc				



License

Borrower	Catamount Properties 2018 LLC				
Property Address	300 Sagehen Ct				
City	Corona	County	Riverside	State	CA Zip Code 92878
Lender/Client	Wedgewood Inc				

	Business, Consumer Services & Housing Agency BUREAU OF REAL ESTATE APPRAISERS REAL ESTATE APPRAISER LICENSE	
	George A. Hernandez	
has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:		
“Certified Residential Real Estate Appraiser”		
This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.		
BRE A APPRAISER IDENTIFICATION NUMBER: AR 038128		
Effective Date: August 26, 2023 Date Expires: August 25, 2025		
 Angela Jemmot, Bureau Chief, BRE A		
3071479		
THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"		

E&O

HUDSON INSURANCE COMPANY
 100 William Street, 5th Floor
 New York, NY 10038



REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

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

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

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-2AX-1014453 **Renewal of:** PRA-2AX-1006029
1. Named Insured: George A Hernandez
2. Address: 2611 W Windhaven Dr
 Rialto, CA 92377
3. Policy Period: **From:** December 14, 2022 **To:** December 14, 2023

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

4. Limit of Liability Each Claim Policy Aggregate
Damages Limit of Liability **A.** \$1,000,000 **B.** \$1,000,000
Claims Expense Limit of Liability **C.** \$1,000,000 **D.** \$1,000,000
5. Deductible (Inclusive of Claims Expenses):
5A. \$ 500 Each Claim **5B.** \$ 1,000 Aggregate
6. Policy Premium: \$680.00 **State Taxes/Surcharges:** \$0.00
7. Retroactive Date: December 14, 2005
8. Notice to Company: Notice of a **Claim** or Potential **Claim** should be sent to:
 Hudson Insurance Group
 100 William Street, 5th Floor
 New York, NY 10038
 Fax: 646-216-3786
 Email: HUDSONCLAIMS300@HUDSONINSURANCEGROUP.COM
9. A. Program Administrator: Riverton Insurance Agency Corp.
B. Agent/Broker: OREP Insurance Services, LLC
 (888) 347-5273

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

President

Secretary

Market Direction - Page 1

Market Direction



Month	Sale Price, Median
Oct 2022	\$680,000
Nov 2022	\$668,500
Dec 2022	\$690,000
Jan 2023	\$700,000
Feb 2023	\$672,747
Mar 2023	\$727,000
Apr 2023	\$705,000
May 2023	\$767,500
Jun 2023	\$750,000
Jul 2023	\$764,944
Aug 2023	\$725,000
Sep 2023	\$730,000

Market Direction - Page 2

Search Criteria

Time frame is from Oct 2022 to Sep 2023

Property Sub Type is 'Single Family Residence'

Special Listing Conditions is 'Standard'

City is 'Corona'

Results calculated from 1,198 listings