rrower operty Address	Catamount Properties 2018 LLC	File No. 34661625
у		County Riverside State CA Zip Code 92596
der/Client	Wedgewood Inc	
APPRAIS	SAL AND REPORT IDENTIFICATI	ION
This Report	is <u>one</u> of the following types:	
X Appraisa	al Report (A written report prepared under Standard	ds Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restricte Appraisa		ds Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, by the specified client and any other named intended user(s).)
Comme	nts on Standards Rule 2-3	
The statement The reported a nalyses, opinio Unless otherwi Unless otherwi eriod immediat I have no bias My engageme My compensat lient, the amou My analyses, o ere in effect at Unless otherw Unless otherw Unless otherw Individual provid	ns, and conclusions. ise indicated, I have no present or prospective interest in the passe indicated, I have performed no services, as an appraiser of ely preceding acceptance of this assignment. with respect to the property that is the subject of this report on the interest in this assignment was not contingent upon developing or tion for completing this assignment is not contingent upon the not of the value opinion, the attainment of a stipulated result, or opinions, and conclusions were developed, and this report has the time this report was prepared. ise indicated, I have made a personal inspection of the proper ise indicated, no one provided significant real property appraising significant real property appraisal assistance is stated else.	reporting predetermined results. In development or reporting of a predetermined value or direction in value that favors the cause of the result that occurrence of a subsequent event directly related to the intended use of this appraisal. It is been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that early that is the subject of this report. It is all assistance to the person(s) signing this certification (if there are exceptions, the name of each ewhere in this report). It is a subject of this report. It is a subject of this appraisal.
ote any U	nts on Appraisal and Report Id SPAP-related issues requiring disclosure and erformed any prior services of any kind on the sub	
PPRAISER	. /	SUPERVISORY or CO-APPRAISER (if applicable):
gnature: ame: Antho	ry Porter	Signature: Name:
	Valuations LLC	<u> </u>
ate Certification	#: AR034120	State Certification #:
r State License		or State License #: State: Expiration Date of Certification or License:
	Expiration Date of Certification or License: 05/20/2024 and Report: 10/09/2023	State: Expiration Date of Certification or License: Date of Signature:
	Appraisal: 1 <mark>0/07/2023</mark>	
nspection of Sub	oject: None Interior and Exterior X Exterior	
ate of Inspectio	n (if applicable): <u>10/07/2023</u>	Date of Inspection (if applicable):

The purpose of this summary appraisal repor	t ic to provide the lander/client	with an accurate	and adequately cum	norted onir	nion of the marl	at value	of the cubi	iact property
	t is to provide the lender/client			Jorteu, opii				
Property Address 31616 Stockton St			Winchester		State		Zip Code S	92596
Borrower Catamount Properties 2018 L			artinez Norberto O	; Martine	z Maria County	/ River	rside	
Legal Description .14 ACRES M/L IN LO	OT 6 MB 342/056 TR 2987	75-3						
Assessor's Parcel # 963-301-006		Tax	Year 2023		R.E. T	axes \$	5,944	
Neighborhood Name French Valley			Reference 40140		Censu	s Tract (0432.95	
Occupant 🔀 Owner 🗌 Tenant 🔲 Vaca	nt Special Ass	sessments \$ 3.0		PUE		Г	per year	per month
Property Rights Appraised Fee Simple	Leasehold Other (des	,-	33		7 11071 4 0		_ por your	por monar
	Refinance Transaction	Other (describe		0 1/ 100				
Lender/Client Wedgewood Inc	Address		ttan Beach Blvd, S					
Is the subject property currently offered for sale o							Yes No	0
Report data source(s) used, offering price(s), and	date(s). DOM 91;Sub	ect was listed o	n 07/25/2022 for 9	\$480,000). It expired or	1		
01/31/2023;CRMLS#PW22164435;								
I did did not analyze the contract for s	ale for the subject purchase transa	ction. Explain the res	ults of the analysis of th	ne contract 1	for sale or why the	e analysis	was not	
performed.		•	·		•	•		
5								
Contract Price \$ Date of Cont	ract Is the nro	perty seller the own	er of nublic record?	Yes	No Data So	urce(s)		
	<u> </u>					uroc(3)		Yes No
Is there any financial assistance (loan charges, sa		iii assisiaiide, eid.)	o be paid by ally party o	JII DEIIAII OI	tile bollower?			TES INU
If Yes, report the total dollar amount and describe	the items to be paid.							
Note: Race and the racial composition of the r	neighborhood are not appraisal f	actors.						
Neighborhood Characteristics		One-Unit Housin	g Trends		One-Unit Ho	usina	Present	Land Use %
ū	Rural Property Values			lining	PRICE	AGE	One-Unit	90 %
				r Supply			2-4 Unit	
		Shortage			\$ (000)	(yrs)		0 %
		Under 3 mths		er 6 mths	460 Low	0	Multi-Family	
	oad to the north, Pourroy F	Road to the eas	t, Benton Road to	the	760 High	24	Commercia	
south and Winchester Road to the we	est.				567 Pred.	10	Other	0 %
Neighborhood Description The subject is	s located in a gated comm	unity of good qu	<u>ıality homes</u> rangiı	ng in size	e from 1,400-3	3,500 s	<u>quare f</u> eet	of
Mediterranean style. Highway 79 is w								
freeway network. All schools, shoppi								
Market Conditions (including support for the above			to be stable, with	a short s	sunnly of inve	ntory a	nd marketi	ing time of
competitively priced homes being und						_		
	der 3 months. Current inter	est rates range	110111 0 70 10 0 70. C	JUNICESSIC	JIIS HOLEACEE	ung 5	70 ale typic	Jai III IIIIS
market area.	A		Chana			\/:a		
Dimensions 55' x 100'	Area 5		Shape Re	ctangula	<u>r </u>	View N	;Res;	
Specific Zoning Classification SP ZONE		escription Speci	fic Plan Zone					
Zoning Compliance 🔀 Legal 🗌 Legal Nonc	onforming (Grandfathered Use)	No Zoning	lllegal (describe)					
Is the highest and best use of subject property as	improved (or as proposed per plan	s and specifications	the present use?	X	Yes No	If No, des	scribe The	e subject's
	The sampson							
current use is legal, physically possib	le, maximally productive a	nd economicall	v feasible at this ti	me.				
Utilities Public Other (describe)	le, maximally productive a Publi				vements - Type		Public	Private
Utilities Public Other (describe)	Publi		Off	f-site Impro				Private
Utilities Public Other (describe) Electricity	Publi Water		Off Str	f -site Impro reet Asph	nalt		Public	Private
Utilities Public Other (describe) Electricity	Water X Sanitary Sewer X	c Other (describe	Off Str All	f-site Impro reet Asph ey None	nalt	EMA Man	X	
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55424 File # 34661625 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 575,000 to \$ 825,000 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 460,000 SUBJECT COMPARABLE SALE # 1 COMPARABLE SALE # 2 to \$ 760,000 COMPARABLE SALE # 3

Address 31616 Stockton S	St	36162 Tahoe St		31860 Hone	evsuc	kle Cir	3634	8 Capri	Dr	
Winchester, CA 9	= -	Winchester, CA		Winchester	-			hester,		2596
Proximity to Subject	1	0.16 miles SW	32030	0.25 miles I		32000		miles S		2000
Sale Price	\$	0.101111163 000	\$ 590,000			\$ 686,000		iiiies o		\$ 600,000
Sale Price/Gross Liv. Area	\$ sq.ft.	¢ 047.07.09.ft				Ψ 000,000		040.77		Ψ 600,000
Data Source(s)	φ 54.1ι.		<u>'</u>					240.77		20000 DOM 00
()		CRMLS#OC221				55063;DOM 9				06686;DOM 22
Verification Source(s)	DECODIDATION	Doc#2022-0471		Doc#2023-0				2023-02		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTI	ION	+(-) \$ Adjustment		SCRIPTIO	N	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth			ArmL	.th		
Concessions		Conv;10000	-10,000	Conv;0		0	FHA;	5361		-5,361
Date of Sale/Time		s11/22;c10/22		s05/23;c04/	/23		s08/2	23;c07/2	23	
Location	N;Res;	N;Res;		N;Res;			N;Re			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple				Simple		
Site			0		,					0
	5500 sf	6098 sf	0	7840 sf		U	5227			U
View	N;Res;	N;Res;		N;Res;			N;Re			
Design (Style)	DT2;Mediter.	DT2;Mediter.		DT2;Medite	er.		_	Mediter		
Quality of Construction	Q3	Q3		Q3			Q3			
Actual Age	18	17	0	19		0	18			
Condition	C4	C4		C4			C4			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths		Total	Bdrms. E	Baths	0
Room Count	9 4 3.0	9 4 3.0		9 4	3.0		9	4	2.1	+5,000
Gross Living Area	2,708 sq.ft.	2,708 sq.ft		2,877		-12,700		2,492		+16,200
Basement & Finished	0sf	0sf	-	· · · · · · · · · · · · · · · · · · ·	oq.11.	-12,700		۷,۳۵۷	-4.1ti	110,200
	091	USI		0sf			0sf			
Rooms Below Grade										
Functional Utility	Average	Average		Average			Avera			
Heating/Cooling	FWA, CA	FWA, CA		FWA, CA			FWA	, CA		
Energy Efficient Items	None	None		None			None	;		
Garage/Carport	2gbi2dw	2gbi2dw		2gbi2dw			2gbi2	2dw		
Porch/Patio/Deck	Cov. Porch	Cov. Porch		Cov. Porch				Porch		
	001.1 01011	001.1 010.1		00111 01011			001.	1 01011		
Not Adicates at (Tatal)			Φ						1	h
Net Adjustment (Total)		_ + 🔀 -	\$ -10,000			\$ -12,700			,	\$ 15,839
Adjusted Sale Price		Net Adj. 1.7 %		Net Adj.	1.9 %		Net Adj	j. 2	2.6 %	
of Comparables		Gross Adj. 1.7 %	\$ 580,000	Gross Adj.	1.9 %	\$ 673,300	Gross /	Adj. 4	1.4 %	\$ 615,839
I X did did not research t	the sale or transfer histo	ory of the subject prop	erty and comparable sale	es. If not, explain	1					
Data Source(s) FARES			ubject property for the the							
	ilot reveal ally prior sale	5 UI LIAIISIEIS UI LIIE UI	ulliparable sales for the	year prior to trie	uale oi	sale of the comparable	Sait.			
Data Source(s) FARES						(0\		
Report the results of the research a						· · · · · · · · · · · · · · · · · · ·				
ITEM	Sl	JBJECT	COMPARABLE S	AI F #1	C	COMPARABLE SALE #2				
Date of Prior Sale/Transfer			OOMI / III/IDEE O	.== // .		JOINI THE THE WE	-	CC	MPAF	RABLE SALE #3
Date of Frior Gale, Transfer			OOMI ALLABEE O		01/04		<u>'</u>	CC	OMPAF	RABLE SALE #3
Price of Prior Sale/Transfer			OOMII AII ABEE O		01/04 \$465,	/2023		CC	OMPAF	RABLE SALE #3
Price of Prior Sale/Transfer	Black Knight			:	\$465,	/2023 000				
Price of Prior Sale/Transfer Data Source(s)	Black Knight		Black Knight		\$465, Black	/2023 000 Knight		Black ł	Knigh	nt
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	10/09/2023		Black Knight 10/09/2023		\$465, Black 10/09,	/2023 000 Knight /2023		Black I 10/09/2	Knigh 2023	nt
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi	10/09/2023 story of the subject pro	perty and comparable	Black Knight 10/09/2023 sales The	subject has	\$465, Black 10/09, s no p	/2023 000 Knight /2023 rior sales in the la	st 36	Black I 10/09/2 months	Knigh 2023 to ar	nt nalyze.
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi Comparables 1 & 3 have	10/09/2023 story of the subject pro no prior sales in the	perty and comparable ne last 12 months	Black Knight 10/09/2023 sales The s to analyze. Comp	subject has	\$465, Black 10/09, s no p	/2023 000 Knight /2023 rior sales in the la	st 36	Black I 10/09/2 months	Knigh 2023 to ar	nt nalyze.
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi	10/09/2023 story of the subject pro no prior sales in the	perty and comparable ne last 12 months	Black Knight 10/09/2023 sales The s to analyze. Comp	subject has	\$465, Black 10/09, s no p	/2023 000 Knight /2023 rior sales in the la	st 36	Black I 10/09/2 months	Knigh 2023 to ar	nt nalyze.
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Freddie Mac Form 2055 March 2005

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UAD Version 9/2011

Page 2 of 6

Fannie Mae Form 2055 March 2005

55424 File # 34661625

Comparable Adjustments:						
Concessions have been deducted. Based on a paired sale analysis of the						
Condition @ \$50,000. Based on a paired sale analysis of the comparables Bathroom Count @ \$10,000 per half room. Based on a paired sale analys	•					
Gross Living Area @ \$75/SF (rounded). Based on a paired sale analysis of						
Due to the comparables having similar flat, usable site areas, lot size adju						
All adjustments are based on paired sale, statistical or historical analysis.						
Comparable Search Parameters:	41	_1_1				
The comparable search included all listing, pending and closed sales with in the last 12 months. An emphasis was place on using comparables that						
of similar condition, with similar amenities, similar lot size, of similar age, i		anty,				
, , , , , , , , , , , , , , , , , , , ,						
The special assessments are collected annually along with the property ta		The				
special assessments have no impact on the subject's marketability. All con	mparables have similar assessments.					
AMC Registration # for ClearCapital.com, Inc: California 1256						
Fee paid to the appraiser: \$220						
COST APPROACH TO VALUE	(not required by Fannie Mae)					
	(not required by Fannie Mae)					
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Freddie Mac Form 2055 March 2005

55424

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.

Freddie Mac Form 2055 March 2005

UAD Version 9/2011 Page 4 of 6

Fannie Mae Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report 55424 File # 34661625

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.

Freddie Mac Form 2055 March 2005

- 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	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Name Anthony Porter Company Name Verox Valuations LLC	Signature Name Company Name
Company Address 55 Monument Circle, Floor 7	Company Address
Indianapolis, IN 46204	
Telephone Number 951.452.1517	Telephone Number
Email Address anthony.porter@veloxval.com	Email Address
Date of Signature and Report 10/09/2023	Date of Signature
Effective Date of Appraisal 10/07/2023	State Certification #
State Certification # AR034120	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State CA	· — — — — — — — — — — — — — — — — — — —
Expiration Date of Certification or License 05/20/2024	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED 31616 Stockton St Winchester, CA 92596 APPRAISED VALUE OF SUBJECT PROPERTY \$ 629,000	 □ Did not inspect exterior of subject property □ Did inspect exterior of subject property from street □ Date of Inspection
	COMPARABLE SALES
LENDER/CLIENT	COM AND DEL CALLO
Name Clear Capital	☐ Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc	Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach Blvd, Suite 100,	Date of Inspection
Redondo Beach, CA 90278	
Email Address	

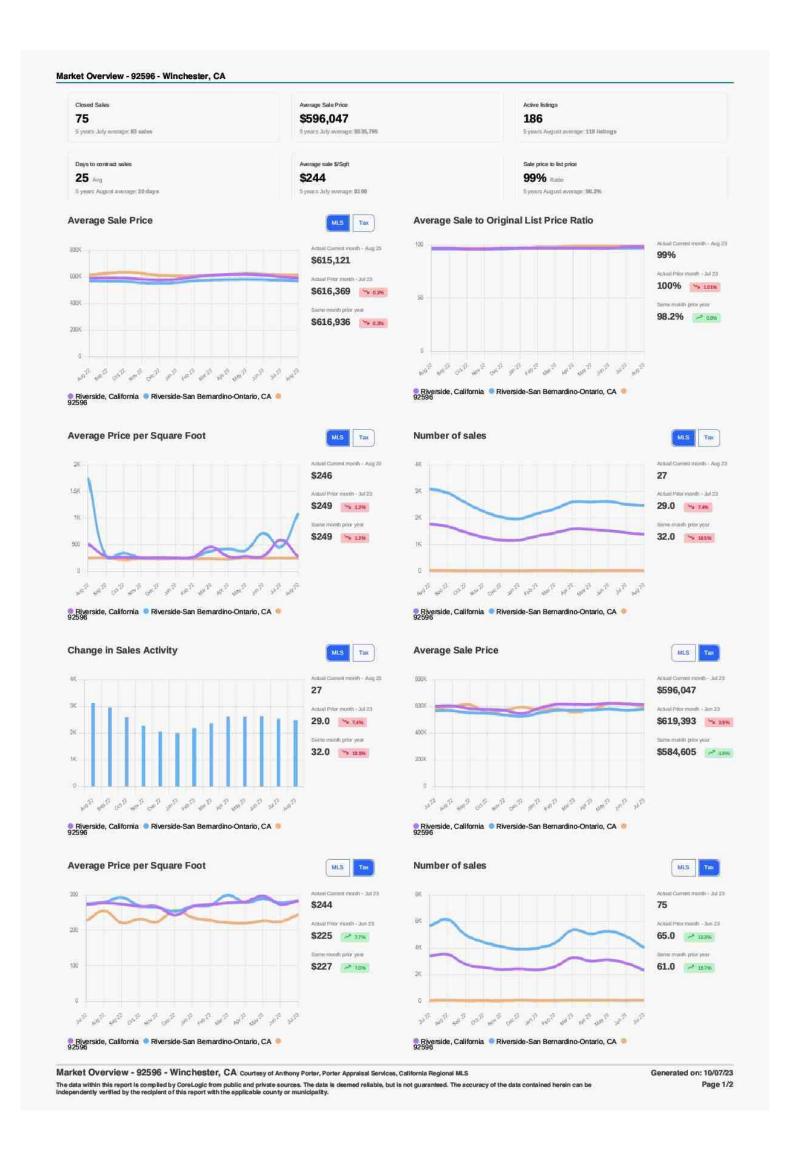
Freddie Mac Form 2055 March 2005

UAD Version 9/2011

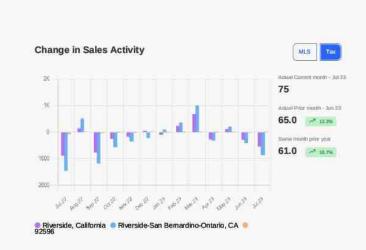
Page 6 of 6

FEATURE		SUBJEC	T		COMI	PARAB	BLE SA	LE # 4			COM	IPARABL	LE SALE # 5			COM	PARABL	.E SALE # (6
Address 31616 Stockton S	St			3623	8 Jolta	aire V	Vay			3159	2 Sto	ckton \$	St		3610	8 Lee	ds St		
Winchester, CA 9	92596	ô		Wind	hester	r, CA	9259	96		Winc	heste	r, CA	92596		Winc	heste	r, CA 9	92596	
Proximity to Subject				0.20	miles	S				0.02	miles	W			0.37	miles	W		
Sale Price	\$						\$	(690,999				\$ 70	0,000				\$	599,000
Sale Price/Gross Liv. Area	\$		sq.ft.	\$	255.17	7 sq.ft					230.49	9 sq.ft.				253.1	7 sq.ft.		
Data Source(s)					LS#S		_	47·DC)M 19				1593;DOM ⁻	193				31590;DC)M 84
Verification Source(s)					2023-			17,00	7101 10	FARE			1000,D01VI	100		ES/Ag		01000,00	7111 0 1
VALUE ADJUSTMENTS	D	ESCRIPT	IUNI		SCRIPTI		_	') ¢ /\d	justment		SCRIPT		+(-) \$ Adjust	mont		SCRIPT		+(-) \$ Ad	iuctment
Sales or Financing		LOUINI	IOIV			IOIV	1		juotinoni			ION	T (-) \$ Aujusi	IIIOIIL			IOIV	+ (-) ψ Λυ	justificit
=				ArmL						Listin	g				Listin	g			
Concessions				Conv	,-														
Date of Sale/Time					23;c07	/23				Activ					Activ				
Location	N;R			N;Re						N;Re					N;Re				
Leasehold/Fee Simple	Fee	Simple	9	Fee :	Simple	9				Fee S	Simple	е			Fee S	Simple	9		
Site	5500	ე sf		5662	sf				0	6098	sf			0	5662	sf			0
View	N;R	es;		N;Re	s;					N;Re	s;				N;Re	s;			
Design (Style)	DT2	;Medite	er.	DT2;	Medite	er.				DT2;	Medite	er.			DT2;I	Medite	er.		
Quality of Construction	Q3			Q3						Q3					Q3				
Actual Age	18			18						19				0	20				0
Condition	C4			СЗ					-50,000						C4				
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths					Bdrms.	Baths				Bdrms.	Baths		0
Room Count	9	4	3.0	9	4	3.0				9	4	3.0			8	4	2.1		+5,000
Gross Living Area	-		3.0 3 sq.ft.		2,708					٦		3.0 7 sq.ft.	1	4,700		2,366			+25,700
Basement & Finished	0-4		.۷۷٬۱۱ ر		2,108	oy.il ر				0-f	J,UJ/	, oq.II.	-2	+ ,100		۷,500	, oq.II.		- 20,700
	0sf			0sf						0sf					0sf				
Rooms Below Grade							_												
Functional Utility		rage		Aver			-			Avera					Avera				
Heating/Cooling		A, CA		FWA	, CA		_			FWA	, CA				FWA	, CA			
Energy Efficient Items	Non	e		None)					None	!				None				
Garage/Carport	2gbi	i2dw		2gbi2	2dw					2gbi2	2dw				2gbi2	2dw			
Porch/Patio/Deck	Cov	. Porch	1	Cov.	Porch)				Cov.	Porch	า			Cov.	Porch)		
Net Adjustment (Total)					+ 5	X -	\$		-50,000		+	X -	\$ -2	4,700	X	+ [٦.	\$	30,700
Adjusted Sale Price				Net Ad		<u>~~</u> 7.2 %			-30,000	Net Ad		3.5 %		+,700	Net Ad		5.1 %	Ψ	30,700
of Comparables				l .	-		- 1			1 .								.	000 7 00
	and an	alvaia of	tha nria	Gross	_	7.2 %			640,999			3.5 %			Gross /		5.1 %	φ	629,700
Report the results of the research a	anu an	alysis oi			transiei	HISTOL							•					ADI E 0AI E	" 0
ITEM			30	JBJECT			'	UUIVIPA	RABLE SA	\LE # 4		U	OMPARABLE SA	LE#;)	U	UIVIPAR	ABLE SALE	# b
Date of Prior Sale/Transfer																			
Price of Prior Sale/Transfer																			
Data Source(s)		Black I						k Knig					Knight				(Knigl		
Effective Date of Data Source(s)		10/09/2						9/202	3			10/09	/2023			10/09	9/2023	I	
Analysis of prior sale or transfer hi	story c	of the sub	ject pro	perty ar	nd comp	arable	sales		Cor	mpara	bles 4	I-6 ha∖	ve no sales i	n the	last 1	2 mor	ths to	analyze.	
Analysis/Comments Compa	arable	4 is re	elevan	t beca	ause it	is ph	nysica	ally sii	milar. It	has a	remo	deled	kitchen and	bathr	ooms,	warra	anting	a condition	on
adjustment.																			
adjustitiont.																			
Comparable 5 is a releva	nt lie	ting be	COLICO	itic	hveice	ally ci	imilar												
Comparable 5 is a releva	111 115	ing be	cause	11 15 L	пубіса	ally Si	IIIIIIai	•											
Comparable 6 is a relevar	at liet	ing bec	201100	it ic n	hveica	llv cir	milar												
Comparable o is a releval	IL IISL	ing bec	ausc	пър	пузіса	illy Sil	ııııaı.												

Market Trend Analysis - Page 1



Market Trend Analysis - Page 2



Market Overview - 92596 - Winchester, CA Courtesy of Anthony Porter, Porter Appraisal Services, California Regional MLS

The data within this report is complied by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The securacy of the data contained herein can be independently verified by the recipient of this report with the applicable county or numicipality.

Market Conditions Addendum to the Appraisal Report

55424

File No. 34661625

The purpose of this addendum is to provide the lender/cl							Djoot			
neighborhood. This is a required addendum for all apprain Property Address 31616 Stockton St	isal reports with an effective		Minchest		St	ate CA	7	IP Code 92	506	
Borrower Catamount Properties 2018 LLC		Oity	VVIIICHES	lei	- 00	uto CA		11 0000 <u>92</u>	390	
Instructions: The appraiser must use the information req		asis for his/h	er conclusion	s, and must provide support	for th	ose conclus	ions,	regarding		
housing trends and overall market conditions as reported	I in the Neighborhood section	on of the app	raisal report f	orm. The appraiser must fill	in all t	the informat	on to	the extent		
it is available and reliable and must provide analysis as ir						•				
explanation. It is recognized that not all data sources will										
in the analysis. If data sources provide the required inform										
average. Sales and listings must be properties that comp subject property. The appraiser must explain any anomal		-			ea by	a prospecti	ve bu	yer of the		
Inventory Analysis	Prior 7–12 Months	Prior 4–6		Current – 3 Months	\top		0	verall Trend		
Total # of Comparable Sales (Settled)	8		3	6	╁╴	Increasing	TĖ	Stable	X	Declining
Absorption Rate (Total Sales/Months)	1.33		67	2	╁	Increasing	X	Stable		Declining
Total # of Comparable Active Listings	3		3	6		Declining		Stable	X	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.25	1.	13	3		Declining	X	Stable		Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6	6 Months	Current – 3 Months				verall Trend		
Median Comparable Sale Price	\$592,500		,000	\$645,000	<u></u>	Increasing	_	Stable	<u> </u>	Declining
Median Comparable Sales Days on Market Median Comparable List Price	22	0000		17	┢	Declining		Stable Stable	H	Increasing
Median Comparable List File Median Comparable Listings Days on Market	\$700,000 34	\$690 2),999 6	\$604,000 62	╠	Increasing Declining		Stable	₩	Declining Increasing
Median Sale Price as % of List Price	98.61	10		100.1	┢	Increasing		Stable	₩	Declining
Seller-(developer, builder, etc.)paid financial assistance p		X No	J. <u>Z</u>	100.1	┢	Declining		Stable	Ħ	Increasing
Explain in detail the seller concessions trends for the pas			creased from	3% to 5%, increasing use o	f buy	downs, clos		•		
fees, options, etc.). CRMLS indicates there	e were 22 closed sale	es during	the past 1	2 months and 8 of the	ose s	sales cor	tain	ed seller		
concessions which is 36% of the total trans	sactions in this mark	et area. F	rior Month	ns 7-12: 8 Sales; 3 wi	th co	ncession	ıs; 3	8% of sal	es fo	or this
period. 4-6: 8 Sales; 1 with concessions; 1	3% of sales for this p	period. 0-	3: 6 Sales	; 4 with concessions;	67%	of sales	for	this perio	d. Th	ie
concessions ranged between \$1,000 and \$	\$15,000. The median	concess	ion amour	nt is \$10,284.						
Are forcelecure calce (PEO calce) a factor in the market?) Voc V No	lf voc. o	volain (includ	ling the trends in listings and	calor	of forceloc	nd nr	nortice)		
Are foreclosure sales (REO sales) a factor in the market?				ling the trends in listings and					ho r	ported
The data used in the grid above does not i transactions. However, this is not a manda										
beyond the scope of this assignment to co					scu	saics ilia	t we	ie not iet	orte	u. It is
Cite data sources for above information. CRML	S was the data sour	ce used to	complete	the Market Condition	ns A	ddendun	. 10	0/9/2023		
Commencial the shoot information as a comment for	nalizaiana in tha Mainbhanb		£ Abo on music	al						
Summarize the above information as support for your co								n, such as		
an analysis of pending sales and/or expired and withdray	vn listings, to formulate you	ur conclusion	s, provide bot	th an explanation and suppor	t for y	our conclus	ions.		moi	nthe
an analysis of pending sales and/or expired and withdraw Based on the analysis above, the subject's	vn listings, to formulate you s market area are sta	ur conclusion able, with	s, provide bot	th an explanation and suppor	t for y	our conclus	ions.		moi	nths.
an analysis of pending sales and/or expired and withdraw Based on the analysis above, the subject's The expiration ratio is less than 10%, indic	vn listings, to formulate you s market area are sta ating very strong der	ur conclusion able, with a mand.	s, provide bot a short sup	th an explanation and support pply of inventory and	t for y marl	our conclus	ions. ies c	of under 3		
an analysis of pending sales and/or expired and withdraw Based on the analysis above, the subject's	vn listings, to formulate you s market area are sta ating very strong der	ur conclusion able, with a mand.	s, provide bot a short sup	th an explanation and support pply of inventory and	t for y marl	our conclus	ions. ies c	of under 3		
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Supplemental Addendum

File No. 34661625	5	
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Borrower	Catamount Properties 2018 LLC			
Property Address	31616 Stockton St			
City	Winchester	County Riverside	State CA	Zip Code 92596
Lender/Client	Wedgewood Inc			

Highest & Best Use Opinion Rationale / Current Use

As part of this assignment, the appraiser has developed an opinion of the highest and best use of the real property defined, described and reflected in this appraisal report, as it is currently improved (existing or proposed). Based upon the physical inspection, property owner interviews and/or information available to the appraiser within the normal course of business, the current use (or proposed use) of the subject property as of the effective date of this appraisal is a single family residential use.

Based upon available zoning, deed restriction, and/or neighborhood covenant data, the current use of the subject property is legally permissible. The appraiser has uncovered no information (survey's, adverse easements, encroachments, etc...) available within the normal course of business to suggest that the current use of the property is not physically possible. As an improved (existing or proposed) property with obvious remaining economic life, the current use is considered to be financially feasible. Based upon limitations imposed by zoning, deed restriction, and/or neighborhood covenants on alternative uses, there does not appear to be any other potential use (either currently legal, or reasonably likely to become legal) that would produce a greater return to the real estate. Therefore, the current use is also considered to be maximally productive. Based upon the above rationale, it is this appraiser's opinion that the highest and best use of the subject property, as improved, is the current use.

In order to develop an opinion of the market value of the subject's site, the appraiser has also developed an opinion of the highest and best us of the site, as though vacant. The current use of the site is as a single, residential building site. Based upon limitations imposed by zoning, deed restriction, and/or neighborhood covenants on alternative uses, there does not appear to be any other potential use of the site, as though vacant, (either currently legal, or reasonably likely to become legal), that would produce a greater return to the real estate than the current use. Therefore, the site's current use is also considered to be the highest and best use of the site, as though vacant.

• Comparable Summary

Comparables Summary & Estimated Indicated Value

_	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	900,000	4.3	<u>6.8</u>	938,400	<u>18.34</u>
Comp #2:	846,000	<u>9.3</u>	<u>9.3</u>	924,700	<u>17.73</u>
Comp #3:	895,000	14.4	14.4	1,023,700	<u>16.48</u>
Comp #4:	1,300,000	<u>18.5</u>	22.9	1,060,144	<u>14.4</u>
Comp #5:	895,000	<u>8.9</u>	<u>8.9</u>	975,000	<u>17.82</u>
Comp #6:	1,225,000	<u>13.2</u>	<u>19.5</u>	1,063,800	<u>15.23</u>

ESTIMATED INDICATED VALUE OF THE SUBJECT (per the statistical model): 993,000

• Indicated Weight Value

Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

THIS IS A STATISTICAL MODEL FOR ANALYSIS PURPOSES. PLEASE REFER TO THE APPRAISAL REPORT FOR THE APPRAISER'S OPINIONS AND CONCLUSIONS, WITH RATIONALE. THIS MODEL WEIGHTS THE LISTING COMPARABLES TOO HEAVILY.

55424 File No. 34661625

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.

C/

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.

Ω4

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 ungrades.

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

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

Subject Photos

Borrower	Catamount Properties 2018 LLC					
Property Address	31616 Stockton St					
City	Winchester	County Riversic	e State	CA	Zip Code	92596
Lender/Client	Wedgewood Inc					



Subject Front

31616 Stockton St

Sales Price

Gross Living Area 2,708 Total Rooms Total Bedrooms Total Bathrooms 3.0 Location N;Res; N;Res; View 5500 sf Site Quality Q3 Age 18



Subject Street



Subject Street

Comparable Photos 1-3

Borrower	Catamount Properties 2018 LLC			
Property Address	31616 Stockton St			
City	Winchester	County Riverside	State CA	Zip Code 92596
Lender/Client	Wedgewood Inc			



Comparable 1

36162 Tahoe St

0.16 miles SW Prox. to Subject Sales Price 590,000 Gross Living Area 2,708 Total Rooms Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; N;Res; View Site 6098 sf Quality Q3 17 Age



Comparable 2

31860 Honeysuckle Cir Prox. to Subject 0.25 miles E 686,000 Sales Price Gross Living Area 2,877 Total Rooms 9 Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; View N;Res; 7840 sf Site Quality Q3 Age 19



Comparable 3

36348 Capri Dr

Prox. to Subject 0.29 miles S Sales Price 600,000 Gross Living Area 2,492 Total Rooms 9 Total Bedrooms 4 Total Bathrooms 2.1 Location N;Res; N;Res; View Site 5227 sf Quality Q3 Age 18

Comparable Photos 4-6

Borrower	Catamount Properties 2018 LLC				
Property Address	31616 Stockton St				
City	Winchester	County Riverside	State CA	Zip Code 92596	
Lender/Client	Wedgewood Inc				



Comparable 4

36238 Joltaire Way

0.20 miles S Prox. to Subject Sales Price 690,999 Gross Living Area 2,708 Total Rooms Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; N;Res; View Site 5662 sf Quality Q3 18 Age



Comparable 5

31592 Stockton St

Prox. to Subject 0.02 miles W 700,000 Sales Price Gross Living Area 3,037 Total Rooms 9 Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; View N;Res; 6098 sf Site Quality Q3 Age 19



Comparable 6

36108 Leeds St

Prox. to Subject 0.37 miles W Sales Price 599,000 Gross Living Area 2,366 Total Rooms 8 Total Bedrooms 4 **Total Bathrooms** 2.1 Location N;Res; View N;Res; Site 5662 sf Quality Q3 Age 20

Location Map

Borrower	Catamount Properties 2018 LLC				
Property Address	31616 Stockton St				
City	Winchester	County Riverside	State CA	Zip Code 92596	
Lender/Client	Wedgewood Inc				

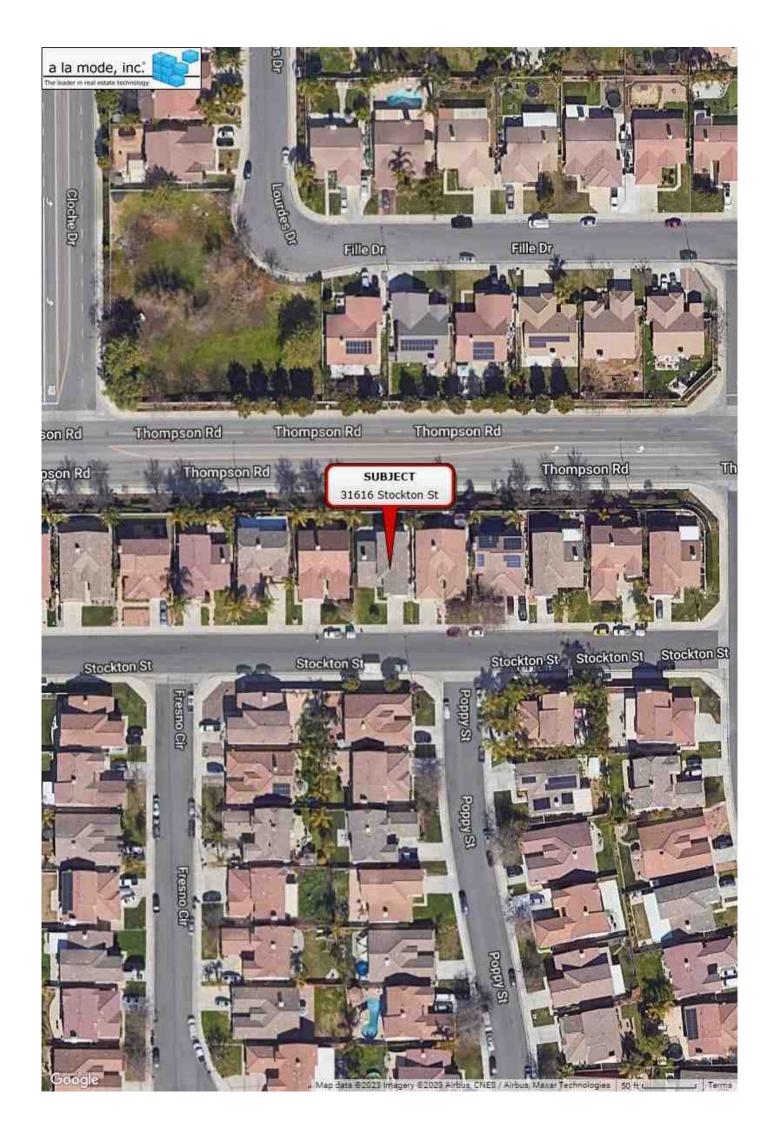


Plat Map



Aerial Map

Borrower	Catamount Properties 2018 LLC			
Property Address	31616 Stockton St			
City	Winchester	County Riverside	State CA	Zip Code 92596
Lender/Client	Wedgewood Inc			



31616 Stockton St, Winchester, CA 92596-8753, Riverside County Auction \bigcirc Expired Listing APN: 963-301-006 CLIP: 2613877153



MLS Beds

MLS Full Baths Half Baths N/A

MLS Yr Built

Sale Price \$452,500

Sale Date 08/29/2006

MLS Sq Ft 2,708

Lot Sq Ft 6,098

2005

Type SFR

OWNER INFORMATION			
Owner Name	Martinez Norberto O	Tax Billing Zip	92596
Owner Name 2	Martinez Maria Luz O	Tax Billing Zip+4	8753
Mail Owner Name	Norberto O & Maria Luz O Martine z	Owner Vesting	Husband/Wife
Tax Billing Address	31616 Stockton St (no mail)	Owner Occupied	Yes
Tax Billing City & State	Winchester, CA	No Mail Flag	Υ
COMMUNITY INSIGHTS			
Median Home Value	\$583,734	School District	TEMECULA VALLEY UNIFIED
Median Home Value Rating	8/10	Family Friendly Score	71 / 100
otal Crime Risk Score (for the neignborhood, relative to the nation)	33/100	Walkable Score	47 / 100
Total Incidents (1 yr)	126	Q1 Home Price Forecast	\$589,872
Standardized Test Rank	71/100	Last 2 Yr Home Appreciation	24%
LOCATION INFORMATION			
Zip Code	92596	TGNO	
Carrier Poute	P007	Concus Tract	422 OF

LOCATION INFORMATION			
Zip Code	92596	TGNO	
Carrier Route	R097	Census Tract	432.95
Zoning	SP ZONE	Topography	
Tract Number	29875-3	Township Range Sect	
School District	Temecula Vly	Neighborhood Code	
Comm College District Code	Mt Jacinto	Within 250 Feet of Multiple Flood Z one	No
Location Influence			

TAX INFORMATION			
APN	963-301-006	Tax Appraisal Area	
Alternate APN	963-301-006	Lot	6
Exemption(s)		Block	
% Improved	61%	Water Tax Dist	Eastern Imp U
Tax Area	094261	Fire Dept Tax Dist	
Legal Description	.14 ACRES M/L IN LOT 6 MB 342/0		

ASSESSMENT & TAX				
Assessment Year	2023	2022	2021	
Assessed Value - Total	\$582,690	\$571,266	\$484,697	
Assessed Value - Land	\$225,347	\$220,929	\$187,160	
Assessed Value - Improved	\$357,343	\$350,337	\$297,537	
OY Assessed Change (\$)	\$11,424	\$86,569		
OY Assessed Change (%)	2%	17.86%		
exempt Building Value				
xempt Land Value				
Exempt Total Value				
Γax Year	Total Tax	Change (\$)	Change (%)	
2020	\$7,559			
021	\$8,149	\$590	7.81%	
2022	\$9,043	\$894	10.98%	

Generated on: 10/07/23 Page 1/5

Property Details Courtesy of Anthony Porter, Porter Appraisal Services, California Regional MLS

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Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	\$3.36
Csa 103 Street Lights	\$63.58
Csa 152 Npdes	\$44.14
V-Wide Regional Fac.lmd 88-1	\$5.54
V-Wide Lmd French Vly	\$714.26
Mwd Standby East	\$6.94
Cfd 2002-04 Shefld/Rbv Ia 5 Em	\$356.22
Emwd Stdby-Combined Charge	\$40.00
Cfd 2003-2 Temecula Valley Usd	\$1,864.68
Total Of Special Assessments	\$3,098.72

County Land Use	Single Family Dwelling	Cooling Type	Central
Universal Land Use	SFR	Patio Type	
Lot Frontage	u Ziibereannunenvereannune	Garage Type	Attached Garage
Lot Depth		Garage Sq Ft	585
Lot Acres	0.14	Parking Type	Attached Garage
Lot Area	6,098	Parking Spaces	MLS: 2
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft	2,708	Roof Frame	
Gross Area	3,293	Roof Shape	
2nd Floor Area	28.00	Construction Type	
Basement Sq Feet		Interior Wall	
Stories	2	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	4	Foundation	
Total Baths	3	Pool	
MLS Total Baths	3	Year Built	2005
Full Baths	3	Effective Year Built	2006
Half Baths		Other Impvs	Yes
Dining Rooms		Equipment	
Family Rooms		Porch	
Other Rooms		Patio/Deck 1 Area	
Fireplaces	1	Patio/Deck 2 Area	
Condo Amenities		Porch 1 Area	
Condition		Porch Type	
Quality		Building Type	
Water	Type Unknown	Bldg Class	
Sewer	Type Unknown	Building Comments	
Heat Type	Central	# of Buildings	1
Heat Fuel Type			

Rating	Moderate	Value As Of	2023-10-01 04:32:26
Sell Score	593		
ESTIMATED VALUE			
RealAVM™	\$507,000	Confidence Score	82
	\$475,400 - \$538,700	Forecast Standard Deviation	6
RealAVM™ Range	\$410,400 - \$550,100		

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	3147	Cap Rate	3.8%
Estimated Value High	3394	Forecast Standard Deviation (FSD)	0.08
Estimated Value Low	2900		

Generated on: 10/07/23 Page 2/5

Property Details | Courtesy of Anthony Porter, Porter Appraisal Services, California Regional MLS

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⁽²⁾ The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to companible sales.

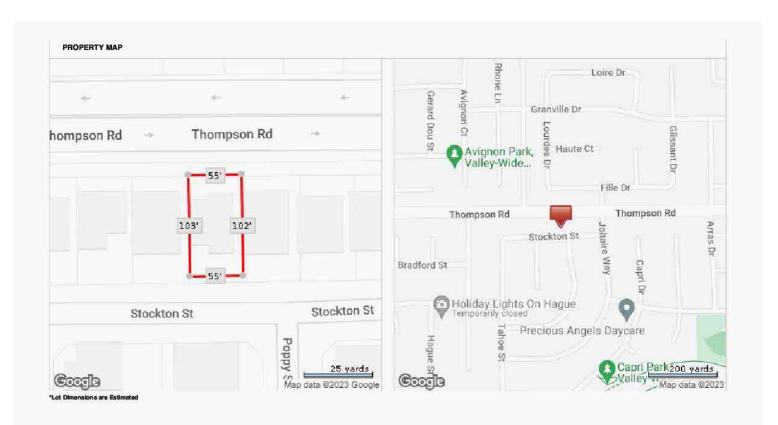
MLS Listing Number	PW22164	435	Pending Date			
MLS Status	Expired		Closing Date			
MLS Area	(3.5)	DEFINED	MLS Sale Price			
MLS Status Change Dat	09/04/202	3	MLS Listing Agent	Pwdean	na-Annalissa De Chavez C	
MLS Current List Price	\$480,000		MLS Listing Broker		WILLIAMS REALTY	
MLS Original List Price			MLS Source CRM			
MLS Listing #	Pw2110	sana	Rs19177544	Sb1815529	an /	
MLS Status	Expired		Canceled	Expired		
MLS Listing Date	05/17/20		07/22/2019		06/26/2018	
VLS Listing Price	\$349,90				\$374,999	
MLS Orig Listing Price	\$349,90					
MLS Close Date	\$343,30		\$343,000	\$319,900		
MLS Listing Close Price						
MLS Listing Cancellation I)ate		05/18/2021			
MLS Source	CRM		- 1010000000000000000000000000000000000			
VIES Source						
LAST MARKET SALE & SA	LES HISTORY					
Recording Date	09/08/200	6	Sale Type	Full		
Sale Date	08/29/200	6	Deed Type	Grant De	Deed	
Sale Price	\$452,500		Owner Name		Norberto O	
Price Per Square Feet	\$167.10		Owner Name 2		ez Maria Luz O	
Multi/Split Sale	200000		Seller	French \	French Valley Dev Co LLC	
Document Number	668968					
Recording Date			09/08/2006			
Sale Date			08/29/2006			
Sale Price			\$452,500			
Nominal						
Buyer Name			Martinez Norberto O &	Maria L O		
Seller Name			French Valley Dev Co	LLC		
Document Number			668968			
Document Type			Grant Deed			
MORTGAGE HISTORY						
Mortgage Date	07/27/2007	03/13/2007	03/13/2007	09/08/2006	09/08/2006	
Mortgage Amount	\$20,000	\$42,000	\$380,000	\$361,800	\$45,200	
Mortgage Lender	Navy Fcu	Lendingtree Lns	Lendingtree Lns	First Horizon Hm Ln Co	10 Telephone Control	
				rp	ф	
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional	
FORECLOSURE HISTORY						
Document Type	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale	
Default Date						
Foreclosure Filing Date						
Recording Date	08/23/2023	07/12/2023	06/01/2023	05/22/2023	02/24/2023	
Document Number						
Book Number						
Page Number						
Default Amount						
Final Judgment Amount						
Original Doc Date						
Original Document Num						
Original Book Page						
Lien Type						
шен туре						
Document Type	Notice Of Sale	Notice Of Trustee's Sale	Notice Of Sale	Notice Of Sale	Notice Of Trustee's Sale	
and the state of t						
Default Date		12/09/2022			03/15/2021	
Foreclosure Filing Date						
	12/28/2022	12/13/2022 499894	01/26/2022	03/25/2021	03/17/2021 170704	

Book Number

Original Doc Date Original Document Number Original Book Page Lien Type

DOOK HUMBON					
Page Number					
Default Amount					
Final Judgment Amount	\$522,054	\$522,054	\$496,744	\$472,938	\$472,938
Original Doc Date	03/03/2007	03/13/2007	03/03/2007	03/03/2007	03/13/2007
Original Document Num ber	170753	170753	170753	170753	170753
Original Book Page	170753		170753	170753	
Lien Type					
Document Type	Notice Of Sale				
Default Date					
Foreclosure Filing Date					
Recording Date	07/14/2020	07/02/2020	06/03/2020	04/22/2020	03/18/2020
Document Number					
Book Number					
Page Number					
Default Amount					
Final Judgment Amount					

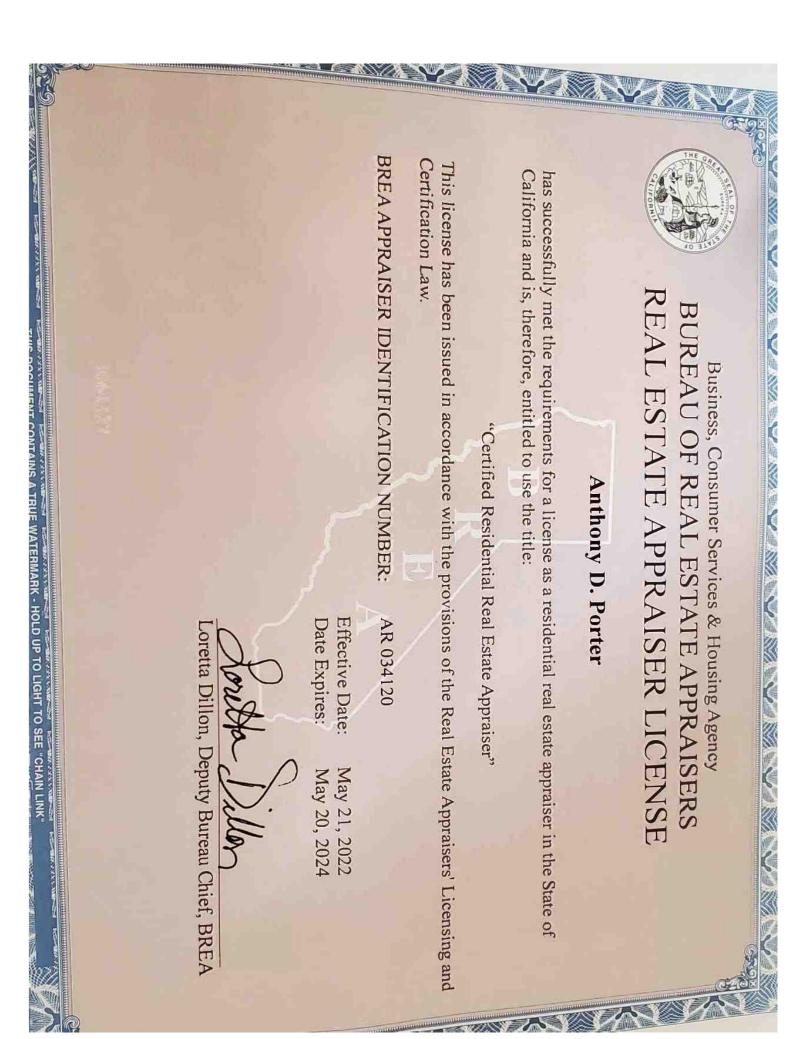
Document Type	Notice Of Sale	Notice Of Sale	Notice Of Trustee's Sale	Notice Of Sale
Default Date				
Foreclosure Filing Date			01/13/2020	
Recording Date	03/04/2020	01/29/2020	01/21/2020	01/15/2020
Document Number			27888	
Book Number				
Page Number				
Default Amount				
Final Judgment Amount				
Original Doc Date			03/13/2007	
Original Document Number			170753	
Original Book Page				
Lien Type				



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Generated on: 10/07/23 Page 5/5



Insurance



PROFESSIONAL LIABILITY POLICY DECLARATIONS (CLAIMS-MADE AND REPORTED FORM)

Carrier: Admiral Insurance Company

EO000056476-02 Policy No.: Renewal/Rewrite of: EO000056476-01

Named Insured and Mailing Address

VELOX VALUATIONS LLC 10 INNISBROOKE TRL. GREENWOOD, IN 46142

NO FLAT CANCELLATIONS

POLICY PERIOD: From 04/01/2023 to 04/01/2024 At 12:01 A.M. Standard Time at the address of the Named Insured as stated herein

In consideration of the payment of premium, in reliance upon the statements herein or attached hereto, and subject to all of the terms of this policy, the Company agrees with the Named Insured as follows:

Item I: Named Insured's Business:

Real Estate Appraisal Services

Item II: Limits of Liability:

\$1,000,000 Each Claim

\$3,000,000 Aggregate

Item III: Deductible: \$5,000 Per Claim (including claim expenses)

Item IV: Retroactive Date:

> 04/01/2020 Applies to limits of \$1,000,000 each occurrence and \$1,000,000 aggregate

> 05/01/2020 Applies to limits of \$1,000,000 each occurrence and \$3,000,000 aggregate

Item V: Premium: \$10,418.00 Not Subject to Audit

Item VI: Forms attached at inception:

See Schedule of Forms AI 00 18 03 98

This policy is not binding unless countersigned by Admiral Insurance Company or its authorized representative.

03/10/2023 Countersigned On:

> Mount Laurel, NJ At: ____

\$10,418.00 Premium

250.00 Policy Fee

266.70 Surplus Lines Tax

\$10,934.70 Total

The Insurance Company in which this coverage is placed is authorized, but not licensed, to transact business in Indiana. This policy is not protected by the Indiana Insurance Guaranty Association in the event of insolvency of the Company. This policy and the premium thereon has been properly declared as a Surplus Lines Risk to the Indiana Department of Insurance and the surplus lines tax paid accordingly.

Arlington/Roe & Co., Inc.

Authorized Representative

DE23180820 Page 1 of 1