



Exterior-Only Inspection Residential Appraisal Report

55424 File # 34661625

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

SUBJECT

Property Address 31616 Stockton St City Winchester State CA Zip Code 92596
Borrower Catamount Properties 2018 LLC Owner of Public Record Martinez Norberto O; Martinez Maria County Riverside
Legal Description .14 ACRES M/L IN LOT 6 MB 342/056 TR 29875-3
Assessor's Parcel # 963-301-006 Tax Year 2023 R.E. Taxes \$ 5,944
Neighborhood Name French Valley Map Reference 40140 Census Tract 0432.95
Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments \$ 3,099 [ ] PUD HOA \$ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Servicing
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, 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? [X] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). DOM 91; Subject was listed on 07/25/2022 for \$480,000. It expired on 01/31/2023; CRMLS#PW22164435;

CONTRACT

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

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use %
Location [ ] Urban [ ] Suburban [X] Rural Property Values [ ] Increasing [X] Stable [ ] Declining PRICE AGE One-Unit 90 %
Built-Up [ ] Over 75% [X] 25-75% [ ] Under 25% Demand/Supply [X] Shortage [ ] In Balance [ ] Over Supply \$ (000) (yrs) 2-4 Unit 0 %
Growth [ ] Rapid [X] Stable [ ] Slow Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths 460 Low 0 Multi-Family 0 %
Neighborhood Boundaries Thompson Road to the north, Pourroy Road to the east, Benton Road to the south and Winchester Road to the west. 760 High 24 Commercial 10 %
567 Pred. 10 Other 0 %
Neighborhood Description The subject is located in a gated community of good quality homes ranging in size from 1,400-3,500 square feet of Mediterranean style. Highway 79 is within 1.5 miles of the subject, providing access to local employment and Southern California's extensive freeway network. All schools, shopping, and supporting services are within 3 miles.
Market Conditions (including support for the above conclusions) Property values appear to be stable, with a short supply of inventory and marketing time of competitively priced homes being under 3 months. Current interest rates range from 6% to 8%. Concessions not exceeding 3% are typical in this market area.

SITE

Dimensions 55' x 100' Area 5500 sf Shape Rectangular View N;Res;
Specific Zoning Classification SP ZONE Zoning Description Specific Plan Zone
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe The subject's current use is legal, physically possible, maximally productive and economically feasible at this time.
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 D FEMA Map # 06065C2730G 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 backs to Thompson Road (a residential connector street). This has no impact on value or marketability due to adequate setbacks, minimal traffic noise and a block wall along the rear property line.

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property [ ] Appraisal Files [X] MLS [X] Assessment and Tax Records [ ] Prior Inspection [ ] Property Owner
[ ] Other (describe) Data Source for Gross Living Area CoreLogic
General Description General Description Heating/Cooling Amenities Car Storage
Units [X] One [ ] One with Accessory Unit [X] Concrete Slab [ ] Crawl Space [X] FWA [ ] HWBB [X] Fireplace(s) # 1 [ ] None
# of Stories 2 [ ] Full Basement [ ] Finished [ ] Radiant [ ] Woodstove(s) # 0 [X] Driveway # of Cars 2
Type [X] Det. [ ] Att. [ ] S-Det./End Unit [ ] Partial Basement [ ] Finished [ ] Other [ ] Patio/Deck None Driveway Surface Car Garage
[X] Existing [ ] Proposed [ ] Under Const. Exterior Walls Stucco Fuel Gas [X] Porch Covered [X] Garage # of Cars 2
Design (Style) Mediter. Roof Surface Tile [X] Central Air Conditioning [ ] Pool None [ ] Carport # of Cars 0
Year Built 2005 Gutters & Downspouts None [ ] Individual [X] Fence Wood/Block [ ] Attached [ ] Detached
Effective Age (Yrs) 18 Window Type VSG [ ] Other None [X] Built-in
Appliances [ ] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 9 Rooms 4 Bedrooms 3.0 Bath(s) 2,708 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) None
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;The subject is of good quality construction and reflects average overall condition. Physical depreciation is normal. It is assumed that the interior of the subject is the same as the observed exterior condition. This is an extraordinary assumption.
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No
If Yes, describe.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

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| There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 575,000 to \$ 825,000 |   | There are 22 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 460,000 to \$ 760,000 |   |  |                    |
|---|---|---|---|--|--------------------|
| FEATURE   | SUBJECT                                   | COMPARABLE SALE # 1   | COMPARABLE SALE # 2   | COMPARABLE SALE # 3  |                    |
| Address   | 31616 Stockton St<br>Winchester, CA 92596 | 36162 Tahoe St<br>Winchester, CA 92596  | 31860 Honeysuckle Cir<br>Winchester, CA 92596                               | 36348 Capri Dr<br>Winchester, CA 92596                                     |                    |
| Proximity to Subject  |   | 0.16 miles SW   | 0.25 miles E  | 0.29 miles S   |                    |
| Sale Price  | \$  | \$ 590,000  | \$ 686,000  | \$ 600,000   |                    |
| Sale Price/Gross Liv. Area  | \$ sq.ft.                                 | \$ 217.87 sq.ft.  | \$ 238.44 sq.ft.  | \$ 240.77 sq.ft.   |                    |
| Data Source(s)  |   | CRMLS#OC22187546;DOM 25   | CRMLS#SW23055063;DOM 9  | CRMLS#SW23106686;DOM 22  |                    |
| Verification Source(s)  |   | Doc#2022-0471690  | Doc#2023-0137166  | Doc#2023-0231026   |                    |
| VALUE ADJUSTMENTS   | DESCRIPTION                               | DESCRIPTION   | +(-) \$ Adjustment  | DESCRIPTION  | +(-) \$ Adjustment |
| Sales or Financing  |   | ArmLth  |   | ArmLth   |                    |
| Concessions   |   | Conv;10000  | -10,000   | Conv;0   | 0                  |
| Date of Sale/Time   |   | s11/22;c10/22   |   | s05/23;c04/23  |                    |
| Location  | N;Res;                                    | N;Res;  |   | N;Res;   |                    |
| Leasehold/Fee Simple  | Fee Simple                                | Fee Simple  |   | Fee Simple   |                    |
| Site  | 5500 sf                                   | 6098 sf   | 0   | 7840 sf  | 0                  |
| View  | N;Res;                                    | N;Res;  |   | N;Res;   |                    |
| Design (Style)  | DT2;Mediter.                              | DT2;Mediter.  |   | DT2;Mediter.   |                    |
| Quality of Construction   | Q3  | Q3  |   | Q3   |                    |
| Actual Age  | 18  | 17  | 0   | 19   | 0                  |
| Condition   | C4  | C4  |   | C4   |                    |
| Above Grade   | Total Bdrms. Baths                        | Total Bdrms. Baths  |   | Total Bdrms. Baths   | 0                  |
| Room Count  | 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 sq.ft.   | -12,700            |
| Basement & Finished Rooms Below Grade   | 0sf                                       | 0sf   |   | 0sf  |                    |
| Functional Utility  | Average                                   | Average   |   | Average  |                    |
| Heating/Cooling   | FWA, CA                                   | FWA, CA   |   | FWA, CA  |                    |
| Energy Efficient Items  | None                                      | None  |   | None   |                    |
| Garage/Carport  | 2gbi2dw                                   | 2gbi2dw   |   | 2gbi2dw  |                    |
| Porch/Patio/Deck  | Cov. Porch                                | Cov. Porch  |   | Cov. Porch   |                    |
| Net Adjustment (Total)  |   | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,000   | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -12,700 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 15,839 |                    |
| Adjusted Sale Price of Comparables  |   | Net Adj. 1.7 %<br>Gross Adj. 1.7 % \$ 580,000   | Net Adj. 1.9 %<br>Gross Adj. 1.9 % \$ 673,300                               | Net Adj. 2.6 %<br>Gross Adj. 4.4 % \$ 615,839                              |                    |

SALES COMPARISON APPROACH

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

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

Data Source(s) FARES

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) FARES

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      |              |                    | 01/04/2023         |                    |
| Price of Prior Sale/Transfer     |              |                    | \$465,000          |                    |
| Data Source(s)                   | Black Knight | Black Knight       | Black Knight       | Black Knight       |
| Effective Date of Data Source(s) | 10/09/2023   | 10/09/2023         | 10/09/2023         | 10/09/2023         |

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has no prior sales in the last 36 months to analyze.

Comparables 1 & 3 have no prior sales in the last 12 months to analyze. Comparable 2 was purchased by an investor at a below market price, was subsequently repaired and brought into C4 condition and re-sold at a higher price.

Summary of Sales Comparison Approach All comparables are standard sales located in the subject's neighborhood. REO and short sales have not been used because they do not reflect market value due to atypical buyer and seller motivations. The comparables are arranged in order of weight.

Comparable 1 given the most weight because it requires the fewest adjustments.

Comparable 2 given secondary weight because it requires the second fewest adjustments.

Comparable 3 given tertiary weight because it requires the third fewest adjustments.

Comparable MLS sheets are attached to provide property and transaction details. Due to inconsistent behaviors of market participants, there is large variance in the comparable prices.

Indicated Value by Sales Comparison Approach \$ 629,000

Indicated Value by: Sales Comparison Approach \$ 629,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

The final opinion of value is bracketed by the adjusted and unadjusted comparable prices. Primary weight given to Sales Comparison approach.

RECONCILIATION

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 629,000 , as of 10/07/2023 , which is the date of inspection and the effective date of this appraisal.



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

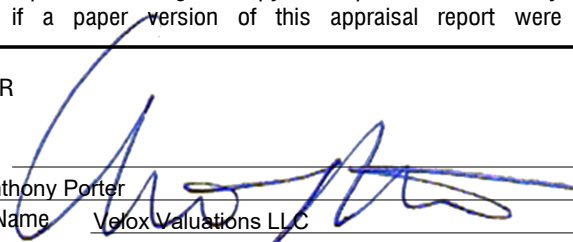
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation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

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

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

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

## APPRAISER

Signature   
Name Anthony Porter  
Company Name Velox Valuations LLC  
Company Address 55 Monument Circle, Floor 7  
Indianapolis, IN 46204  
Telephone Number 951.452.1517  
Email Address anthony.porter@veloxval.com  
Date of Signature and Report 10/09/2023  
Effective Date of Appraisal 10/07/2023  
State Certification # AR034120  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State CA  
Expiration Date of Certification or License 05/20/2024

## ADDRESS OF PROPERTY APPRAISED

31616 Stockton St  
Winchester, CA 92596  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 629,000

## LENDER/CLIENT

Name Clear Capital  
Company Name Wedgewood Inc  
Company 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 exterior of subject property  
 Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_

## COMPARABLE SALES

Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_

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| FEATURE   | SUBJECT                                   | COMPARABLE SALE # 4  |                    |  | COMPARABLE SALE # 5  |                    |  | COMPARABLE SALE # 6  |                    |  |
|---|---|--|--------------------|--|--|--------------------|--|--|--------------------|--|
| Address   | 31616 Stockton St<br>Winchester, CA 92596 | 36238 Joltaire Way<br>Winchester, CA 92596                       |                    |  | 31592 Stockton St<br>Winchester, CA 92596                        |                    |  | 36108 Leeds St<br>Winchester, CA 92596                           |                    |  |
| Proximity to Subject  |   | 0.20 miles S   |                    |  | 0.02 miles W   |                    |  | 0.37 miles W   |                    |  |
| Sale Price  | \$  | \$ 690,999   |                    |  | \$ 700,000   |                    |  | \$ 599,000   |                    |  |
| Sale Price/Gross Liv. Area  | \$ sq.ft.                                 | \$ 255.17 sq.ft.   |                    |  | \$ 230.49 sq.ft.   |                    |  | \$ 253.17 sq.ft.   |                    |  |
| Data Source(s)  |   | CRMLS#SW23114847;DOM 19  |                    |  | CRMLS#JT23051593;DOM 193   |                    |  | CRMLS#SW23131590;DOM 84  |                    |  |
| Verification Source(s)  |   | Doc#2023-0245490   |                    |  | FARES/Agent  |                    |  | FARES/Agent  |                    |  |
| VALUE ADJUSTMENTS   | DESCRIPTION                               | DESCRIPTION  | +(-) \$ Adjustment |  | DESCRIPTION  | +(-) \$ Adjustment |  | DESCRIPTION  | +(-) \$ Adjustment |  |
| Sales or Financing Concessions  |   | ArmLth Conv;0  |                    |  | Listing  |                    |  | Listing  |                    |  |
| Date of Sale/Time   |   | s08/23;c07/23  |                    |  | Active   |                    |  | Active   |                    |  |
| Location  | N;Res;                                    | N;Res;   |                    |  | N;Res;   |                    |  | N;Res;   |                    |  |
| Leasehold/Fee Simple  | Fee Simple                                | Fee Simple   |                    |  | Fee Simple   |                    |  | Fee Simple   |                    |  |
| Site  | 5500 sf                                   | 5662 sf  | 0                  |  | 6098 sf  | 0                  |  | 5662 sf  | 0                  |  |
| View  | N;Res;                                    | N;Res;   |                    |  | N;Res;   |                    |  | N;Res;   |                    |  |
| Design (Style)  | DT2;Mediter.                              | DT2;Mediter.   |                    |  | DT2;Mediter.   |                    |  | DT2;Mediter.   |                    |  |
| Quality of Construction   | Q3  | Q3   |                    |  | Q3   |                    |  | Q3   |                    |  |
| Actual Age  | 18  | 18   |                    |  | 19   | 0                  |  | 20   | 0                  |  |
| Condition   | C4  | C3   | -50,000            |  | C4   |                    |  | C4   |                    |  |
| Above Grade   | Total Bdrms. Baths                        | Total Bdrms. Baths   |                    |  | Total Bdrms. Baths   |                    |  | Total 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   | 2,708 sq.ft.                              | 2,708 sq.ft.   |                    |  | 3,037 sq.ft.   | -24,700            |  | 2,366 sq.ft.   | +25,700            |  |
| Basement & Finished Rooms Below Grade   | 0sf                                       | 0sf  |                    |  | 0sf  |                    |  | 0sf  |                    |  |
| Functional Utility  | Average                                   | Average  |                    |  | Average  |                    |  | Average  |                    |  |
| Heating/Cooling   | FWA, CA                                   | FWA, CA  |                    |  | FWA, CA  |                    |  | FWA, CA  |                    |  |
| Energy Efficient Items  | None                                      | None   |                    |  | None   |                    |  | None   |                    |  |
| Garage/Carport  | 2qbi2dw                                   | 2qbi2dw  |                    |  | 2qbi2dw  |                    |  | 2qbi2dw  |                    |  |
| Porch/Patio/Deck  | Cov. Porch                                | Cov. Porch   |                    |  | Cov. Porch   |                    |  | Cov. Porch   |                    |  |
| Net Adjustment (Total)  |   | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ -50,000         |  | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ -24,700         |  | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 30,700          |  |
| Adjusted Sale Price of Comparables  |   | Net Adj. 7.2%  | \$ 640,999         |  | Net Adj. 3.5%  | \$ 675,300         |  | Net Adj. 5.1%  | \$ 629,700         |  |
| Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3). |   |  |                    |  |  |                    |  |  |                    |  |
| ITEM  | SUBJECT                                   | COMPARABLE SALE # 4  |                    |  | COMPARABLE SALE # 5  |                    |  | COMPARABLE SALE # 6  |                    |  |
| Date of Prior Sale/Transfer   |   |  |                    |  |  |                    |  |  |                    |  |
| Price of Prior Sale/Transfer  |   |  |                    |  |  |                    |  |  |                    |  |
| Data Source(s)  | Black Knight                              | Black Knight   |                    |  | Black Knight   |                    |  | Black Knight   |                    |  |
| Effective Date of Data Source(s)  | 10/09/2023                                | 10/09/2023   |                    |  | 10/09/2023   |                    |  | 10/09/2023   |                    |  |
| Analysis of prior sale or transfer history of the subject property and comparable sales      Comparables 4-6 have no sales in the last 12 months to analyze.                  |   |  |                    |  |  |                    |  |  |                    |  |
| Analysis/Comments      Comparable 4 is relevant because it is physically similar. It has a remodeled kitchen and bathrooms, warranting a condition adjustment.                |   |  |                    |  |  |                    |  |  |                    |  |
| Comparable 5 is a relevant listing because it is physically similar.  |   |  |                    |  |  |                    |  |  |                    |  |
| Comparable 6 is a relevant listing because it is physically similar.  |   |  |                    |  |  |                    |  |  |                    |  |



# Market Trend Analysis - Page 1

## Market Overview - 92596 - Winchester, CA

### Closed Sales

**75**

5 years July average: 83 sales

### Average Sale Price

**\$596,047**

5 years July average: \$535,785

### Active listings

**186**

5 years August average: 138 listings

### Days to contract sales

**25** Avg

5 years August average: 30 days

### Average sale \$/Sqft

**\$244**

5 years July average: \$188

### Sale price to list price

**99%** Ratio

5 years August average: 98.2%

### Average Sale Price

MLS Tax



Riverside, California 92596  
Riverside-San Bernardino-Ontario, CA

Actual Current month - Aug 23

**\$615,121**

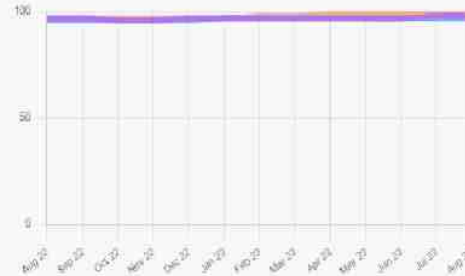
Actual Prior month - Jul 23

**\$616,369** ↘ 0.2%

Same month prior year

**\$616,936** ↘ 0.1%

### Average Sale to Original List Price Ratio



Riverside, California 92596  
Riverside-San Bernardino-Ontario, CA

Actual Current month - Aug 23

**99%**

Actual Prior month - Jul 23

**100%** ↘ 1.01%

Same month prior year

**98.2%** ↗ 0.0%

### Average Price per Square Foot

MLS Tax



Riverside, California 92596  
Riverside-San Bernardino-Ontario, CA

Actual Current month - Aug 23

**\$246**

Actual Prior month - Jul 23

**\$249** ↘ 1.2%

Same month prior year

**\$249** ↘ 1.2%

### Number of sales

MLS Tax



Riverside, California 92596  
Riverside-San Bernardino-Ontario, CA

Actual Current month - Aug 23

**27**

Actual Prior month - Jul 23

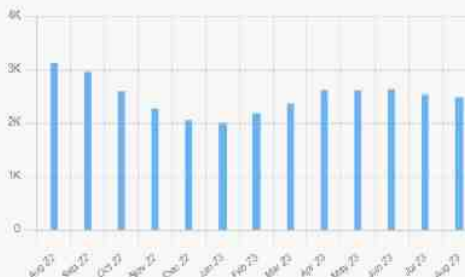
**29.0** ↘ 7.4%

Same month prior year

**32.0** ↘ 15.6%

### Change in Sales Activity

MLS Tax



Riverside, California 92596  
Riverside-San Bernardino-Ontario, CA

Actual Current month - Aug 23

**27**

Actual Prior month - Jul 23

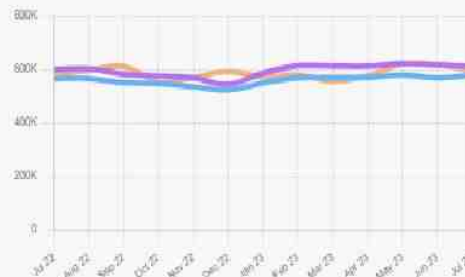
**29.0** ↘ 7.4%

Same month prior year

**32.0** ↘ 15.6%

### Average Sale Price

MLS Tax



Riverside, California 92596  
Riverside-San Bernardino-Ontario, CA

Actual Current month - Jul 23

**\$596,047**

Actual Prior month - Jun 23

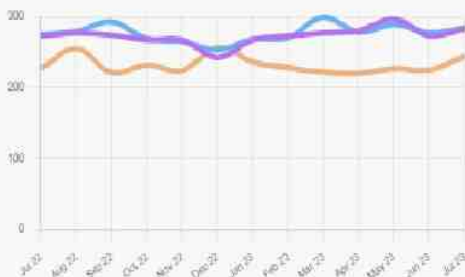
**\$619,393** ↘ 3.8%

Same month prior year

**\$584,605** ↗ 1.6%

### Average Price per Square Foot

MLS Tax



Riverside, California 92596  
Riverside-San Bernardino-Ontario, CA

Actual Current month - Jul 23

**\$244**

Actual Prior month - Jun 23

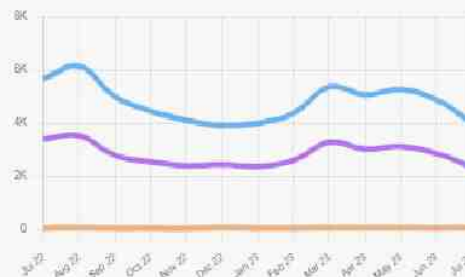
**\$225** ↗ 7.7%

Same month prior year

**\$227** ↗ 7.0%

### Number of sales

MLS Tax



Riverside, California 92596  
Riverside-San Bernardino-Ontario, CA

Actual Current month - Jul 23

**75**

Actual Prior month - Jun 23

**65.0** ↗ 13.3%

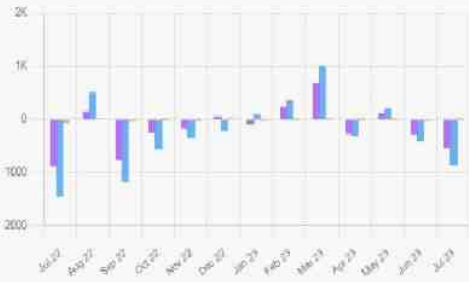
Same month prior year

**61.0** ↗ 18.3%

# Market Trend Analysis - Page 2

## Change in Sales Activity

MLS Tab



Actual Current month - Jul 23

75

Actual Prior month - Jun 23

65.0 ↑ 15.4%

Same month prior year

61.0 ↑ 21.7%

● Riverside, California 
 ● Riverside-San Bernardino-Ontario, CA 
 ● Winchester, CA  
 92596

# Market Conditions Addendum to the Appraisal Report

55424  
File No. 34661625

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 **31616 Stockton St** City **Winchester** State **CA** ZIP Code **92596**

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)                                 | 8   | 8                | 6                  | <input type="checkbox"/> Increasing | <input type="checkbox"/> Stable            | <input checked="" type="checkbox"/> Declining  |
| Absorption Rate (Total Sales/Months)                                  | 1.33  | 2.67             | 2                  | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining             |
| Total # of Comparable Active Listings                                 | 3   | 3                | 6                  | <input type="checkbox"/> Declining  | <input type="checkbox"/> Stable            | <input checked="" type="checkbox"/> Increasing |
| Months of Housing Supply (Total Listings/Ab.Rate)                     | 2.25  | 1.13             | 3                  | <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  | \$592,500   | \$581,000        | \$645,000          | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining             |
| Median Comparable Sales Days on Market                                | 22  | 5                | 17                 | <input type="checkbox"/> Declining  | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing            |
| Median Comparable List Price  | \$700,000   | \$690,999        | \$604,000          | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining             |
| Median Comparable Listings Days on Market                             | 34  | 26               | 62                 | <input type="checkbox"/> Declining  | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing            |
| Median Sale Price as % of List Price                                  | 98.61   | 100.2            | 100.1              | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining             |
| Seller-(developer, builder, etc.)paid financial assistance prevalent? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                  |                    | <input type="checkbox"/> Declining  | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing            |

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **CRMLS indicates there were 22 closed sales during the past 12 months and 8 of those sales contained seller concessions which is 36% of the total transactions in this market area. Prior Months 7-12: 8 Sales; 3 with concessions; 38% of sales for this period. 4-6: 8 Sales; 1 with concessions; 13% of sales for this period. 0-3: 6 Sales; 4 with concessions; 67% of sales for this period. The concessions ranged between \$1,000 and \$15,000. The median concession amount is \$10,284.**

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. **CRMLS was the data source used to complete the Market Conditions Addendum. 10/9/2023**

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.

**Based on the analysis above, the subject's market area are stable, with a short supply of inventory and marketing times of under 3 months. The expiration ratio is less than 10%, indicating very strong demand.**

**After several years of increasing values, the subject's market stabilized over the last few months due to increasing mortgage interest rates and economic inflation.**

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

**Project Name:**

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

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

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

Signature  
Appraiser Name **Anthony Porter**  
Company Name **Velox Valuations LLC**  
Company Address **55 Monument Circle, Floor 7, Indianapolis, IN 46204**  
State License/Certification # **AR034120** State **CA**  
Email Address **anthony.porter@veloxval.com**

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

# Supplemental Addendum

File No. 34661625

|                  |                               |        |           |       |                   |
|------------------|-------------------------------|--------|-----------|-------|-------------------|
| 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 use 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

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

## 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.





## Subject Photos

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



### Subject Front

31616 Stockton St  
Sales Price  
Gross Living Area 2,708  
Total Rooms 9  
Total Bedrooms 4  
Total Bathrooms 3.0  
Location N;Res;  
View N;Res;  
Site 5500 sf  
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    |
| Lender/Client    | Wedgewood Inc                 |        |           | Zip Code | 92596 |



### Comparable 1

36162 Tahoe St  
 Prox. to Subject 0.16 miles SW  
 Sales Price 590,000  
 Gross Living Area 2,708  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location N;Res;  
 View N;Res;  
 Site 6098 sf  
 Quality Q3  
 Age 17



### Comparable 2

31860 Honeysuckle Cir  
 Prox. to Subject 0.25 miles E  
 Sales Price 686,000  
 Gross Living Area 2,877  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location N;Res;  
 View N;Res;  
 Site 7840 sf  
 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;  
 View N;Res;  
 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  
 Prox. to Subject 0.20 miles S  
 Sales Price 690,999  
 Gross Living Area 2,708  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location N;Res;  
 View N;Res;  
 Site 5662 sf  
 Quality Q3  
 Age 18



### Comparable 5

31592 Stockton St  
 Prox. to Subject 0.02 miles W  
 Sales Price 700,000  
 Gross Living Area 3,037  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location N;Res;  
 View N;Res;  
 Site 6098 sf  
 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

963-30  
958-66

1" = 100'  
ANGLE = 0

T.R.A. 094-235

POR. NE 5 T.7S., R.2W

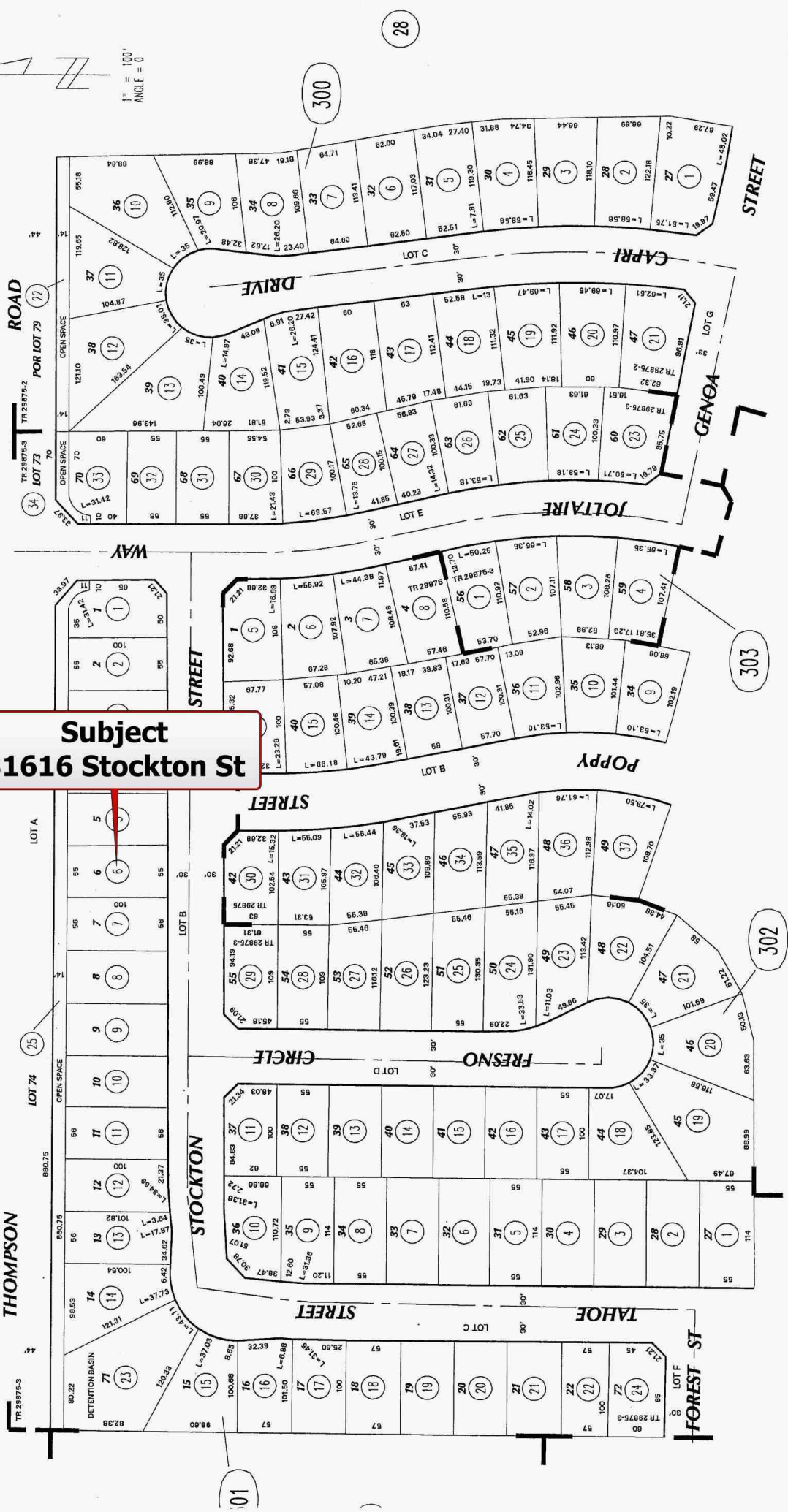
**Subject**  
**31616 Stockton St**

467  
46

467  
44

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

2 6 2005



NOV 15 2005

14

MB 340/32-35 TRACT MAP NO. 29875-2  
MB 342/56-59 TRACT MAP NO. 29875-3  
MB 342/60-64 TRACT MAP NO. 29875

Jul 2005

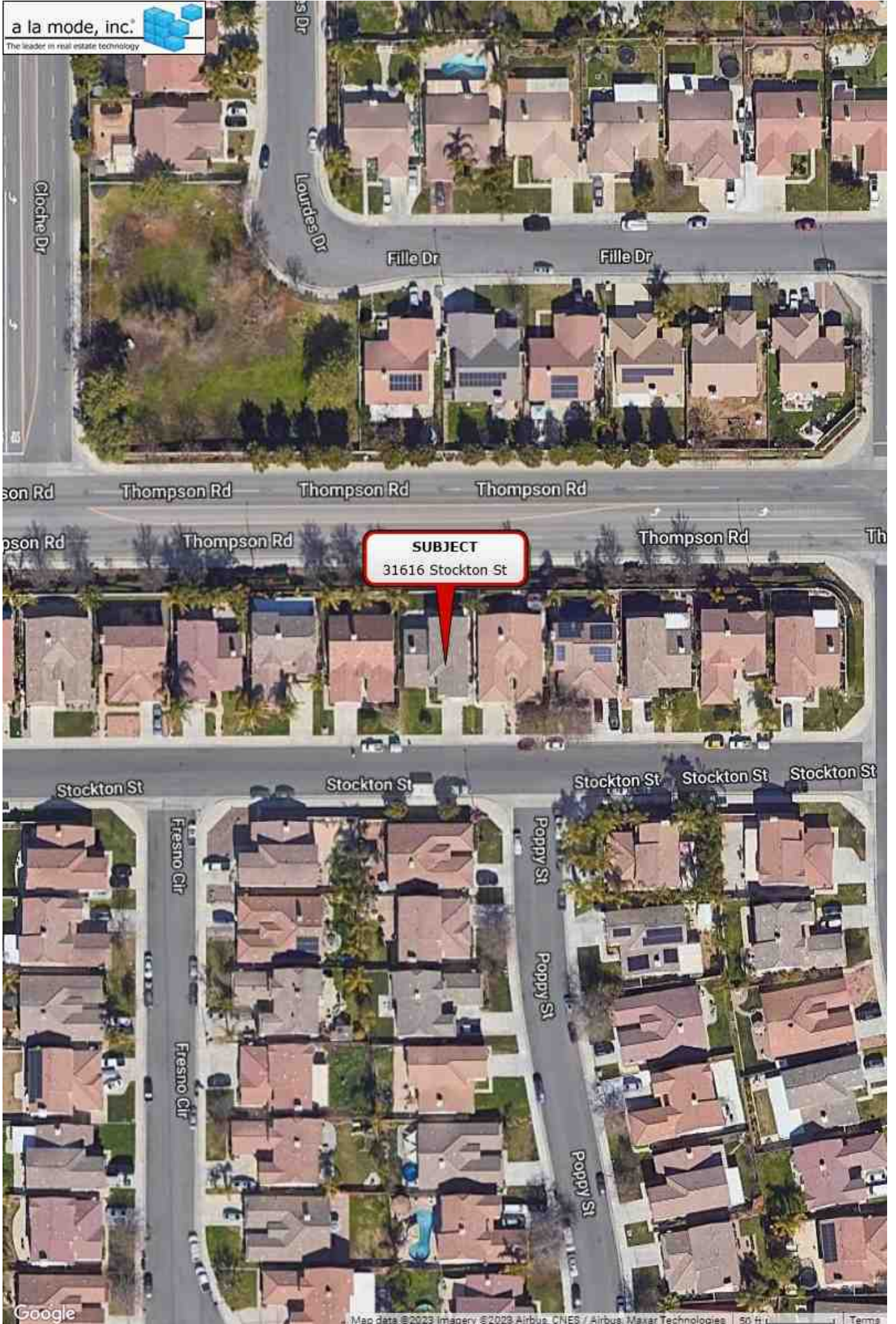
31

ASSESSOR'S MAP BKS63 PG.30  
Riverside County, Calif.



# 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                 |        |           |       |    |          |       |





# Property Profile - Page 1

**31616 Stockton St, Winchester, CA 92596-8753, Riverside County** Auction Expired Listing

APN: 963-301-006 CLIP: 2613877153



|                           |                            |                             |                                |                                |
|---------------------------|----------------------------|-----------------------------|--------------------------------|--------------------------------|
| MLS Beds<br><b>4</b>      | MLS Full Baths<br><b>3</b> | Half Baths<br><b>N/A</b>    | Sale Price<br><b>\$452,500</b> | Sale Date<br><b>08/29/2006</b> |
| MLS Sq Ft<br><b>2,708</b> | Lot Sq Ft<br><b>6,098</b>  | MLS Yr Built<br><b>2005</b> | Type<br><b>SFR</b>             |                                |

### OWNER INFORMATION

|                          |   |                   |                     |
|--------------------------|---|-------------------|---------------------|
| Owner Name               | <b>Martinez Norberto O</b>                    | Tax Billing Zip   | <b>92596</b>        |
| Owner Name 2             | <b>Martinez Maria Luz O</b>                   | Tax Billing Zip+4 | <b>8753</b>         |
| Mail Owner Name          | <b>Norberto O &amp; Maria Luz O Martine z</b> | Owner Vesting     | <b>Husband/Wife</b> |
| Tax Billing Address      | <b>31616 Stockton St (no mail)</b>            | Owner Occupied    | <b>Yes</b>          |
| Tax Billing City & State | <b>Winchester, CA</b>                         | No Mail Flag      | <b>Y</b>            |

### COMMUNITY INSIGHTS

|   |                  |                             |                                |
|---|------------------|-----------------------------|--------------------------------|
| Median Home Value   | <b>\$583,734</b> | School District             | <b>TEMECULA VALLEY UNIFIED</b> |
| Median Home Value Rating  | <b>8 / 10</b>    | Family Friendly Score       | <b>71 / 100</b>                |
| Total Crime Risk Score (for the neighborhood, relative to the nation) | <b>33 / 100</b>  | Walkable Score              | <b>47 / 100</b>                |
| Total Incidents (1 yr)  | <b>126</b>       | Q1 Home Price Forecast      | <b>\$589,872</b>               |
| Standardized Test Rank  | <b>71 / 100</b>  | Last 2 Yr Home Appreciation | <b>24%</b>                     |

### LOCATION INFORMATION

|                            |                     |  |               |
|----------------------------|---------------------|--|---------------|
| Zip Code                   | <b>92596</b>        | TGNO                                   |               |
| Carrier Route              | <b>R097</b>         | Census Tract                           | <b>432.95</b> |
| Zoning                     | <b>SP ZONE</b>      | Topography                             |               |
| Tract Number               | <b>29875-3</b>      | Township Range Sect                    |               |
| School District            | <b>Temecula Vly</b> | Neighborhood Code                      |               |
| Comm College District Code | <b>Mt Jacinto</b>   | Within 250 Feet of Multiple Flood Zone | <b>No</b>     |
| Location Influence         |                     |  |               |

### TAX INFORMATION

|                   |  |                    |                      |
|-------------------|--|--------------------|----------------------|
| APN               | <b>963-301-006</b>                                   | Tax Appraisal Area |                      |
| Alternate APN     | <b>963-301-006</b>                                   | Lot                | <b>6</b>             |
| Exemption(s)      |  | Block              |                      |
| % Improved        | <b>61%</b>   | Water Tax Dist     | <b>Eastern Imp U</b> |
| Tax Area          | <b>094261</b>  | Fire Dept Tax Dist |                      |
| Legal Description | <b>.14 ACRES M/L IN LOT 6 MB 342/0 56 TR 29875-3</b> |                    |                      |

### ASSESSMENT & TAX

| Assessment Year           | 2023             | 2022             | 2021             |
|---------------------------|------------------|------------------|------------------|
| Assessed Value - Total    | <b>\$582,690</b> | <b>\$571,266</b> | <b>\$484,697</b> |
| Assessed Value - Land     | <b>\$225,347</b> | <b>\$220,929</b> | <b>\$187,160</b> |
| Assessed Value - Improved | <b>\$357,343</b> | <b>\$350,337</b> | <b>\$297,537</b> |
| YOY Assessed Change (\$)  | <b>\$11,424</b>  | <b>\$86,569</b>  |                  |
| YOY Assessed Change (%)   | <b>2%</b>        | <b>17.86%</b>    |                  |
| Exempt Building Value     |                  |                  |                  |
| Exempt Land Value         |                  |                  |                  |
| Exempt Total Value        |                  |                  |                  |
| <br>                      |                  |                  |                  |
| Tax Year                  | Total Tax        | Change (\$)      | Change (%)       |
| 2020                      | <b>\$7,559</b>   |                  |                  |
| 2021                      | <b>\$8,149</b>   | <b>\$590</b>     | <b>7.81%</b>     |
| 2022                      | <b>\$9,043</b>   | <b>\$894</b>     | <b>10.98%</b>    |

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

Generated on: 10/07/23

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## Property Profile - Page 2

| 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 Stdbby-Combined Charge         | \$40.00           |
| Cfd 2003-2 Temecula Valley Usd      | \$1,864.68        |
| <b>Total Of Special Assessments</b> | <b>\$3,098.72</b> |

| CHARACTERISTICS    |                        |                      |                 |
|--------------------|------------------------|----------------------|-----------------|
| County Land Use    | Single Family Dwelling | Cooling Type         | Central         |
| Universal Land Use | SFR                    | Patio Type           |                 |
| Lot Frontage       |                        | 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     |                        | 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     |                        |                      |                 |

| SELL SCORE |          |             |                     |
|------------|----------|-------------|---------------------|
| Rating     | Moderate | Value As Of | 2023-10-01 04:32:26 |
| Sell Score | 593      |             |                     |

| ESTIMATED VALUE |                       |                             |    |
|-----------------|-----------------------|-----------------------------|----|
| RealAVM™        | \$507,000             | Confidence Score            | 82 |
| RealAVM™ Range  | \$475,400 - \$538,700 | Forecast Standard Deviation | 6  |
| Value As Of     | 09/25/2023            |                             |    |

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(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 comparable sales.

(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 |                                   |      |

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends 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 a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

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

Generated on: 10/07/23

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## Property Profile - Page 3

| LISTING INFORMATION     |                            |                    |                                      |
|-------------------------|----------------------------|--------------------|--------------------------------------|
| MLS Listing Number      | <a href="#">PW22164435</a> | Pending Date       |                                      |
| MLS Status              | Expired                    | Closing Date       |                                      |
| MLS Area                | 699 - NOT DEFINED          | MLS Sale Price     |                                      |
| MLS Status Change Date  | 09/04/2023                 | MLS Listing Agent  | Pwdeanna-Annalissa De Chavez Castill |
| MLS Current List Price  | \$480,000                  | MLS Listing Broker | KELLER WILLIAMS REALTY               |
| MLS Original List Price | \$480,000                  | MLS Source         | CRM                                  |

|                               |            |            |            |
|-------------------------------|------------|------------|------------|
| MLS Listing #                 | Pw21105909 | Rs19177544 | Sb18155290 |
| MLS Status                    | Expired    | Canceled   | Expired    |
| MLS Listing Date              | 05/17/2021 | 07/22/2019 | 06/26/2018 |
| MLS Listing Price             | \$349,900  | \$349,000  | \$374,999  |
| MLS Orig Listing Price        | \$349,900  | \$349,000  | \$319,900  |
| MLS Close Date                |            |            |            |
| MLS Listing Close Price       |            |            |            |
| MLS Listing Cancellation Date |            | 05/18/2021 |            |
| MLS Source                    | CRM        |            |            |

| LAST MARKET SALE & SALES HISTORY |                        |              |                          |
|----------------------------------|------------------------|--------------|--------------------------|
| Recording Date                   | 09/08/2006             | Sale Type    | Full                     |
| Sale Date                        | 08/29/2006             | Deed Type    | Grant Deed               |
| Sale Price                       | \$452,500              | Owner Name   | Martinez Norberto O      |
| Price Per Square Feet            | \$167.10               | Owner Name 2 | Martinez Maria Luz O     |
| Multi/Spilt Sale                 |                        | Seller       | French Valley Dev Co LLC |
| Document Number                  | <a href="#">668968</a> |              |                          |

|                 |                                 |
|-----------------|---------------------------------|
| 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 rp | First Horizon Hm Ln Co rp |
| 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 Number |                |                          |                |                |                          |
| Original Book Page       |                |                          |                |                |                          |
| Lien Type                |                |                          |                |                |                          |
| Document Type            | Notice Of Sale | Notice Of Trustee's Sale | Notice Of Sale | Notice Of Sale | Notice Of Trustee's Sale |
| Default Date             |                |                          |                |                |                          |
| Foreclosure Filing Date  |                | 12/09/2022               |                |                | 03/15/2021               |
| Recording Date           | 12/28/2022     | 12/13/2022               | 01/26/2022     | 03/25/2021     | 03/17/2021               |
| Document Number          |                | 499894                   |                |                | 170704                   |

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## Property Profile - Page 4

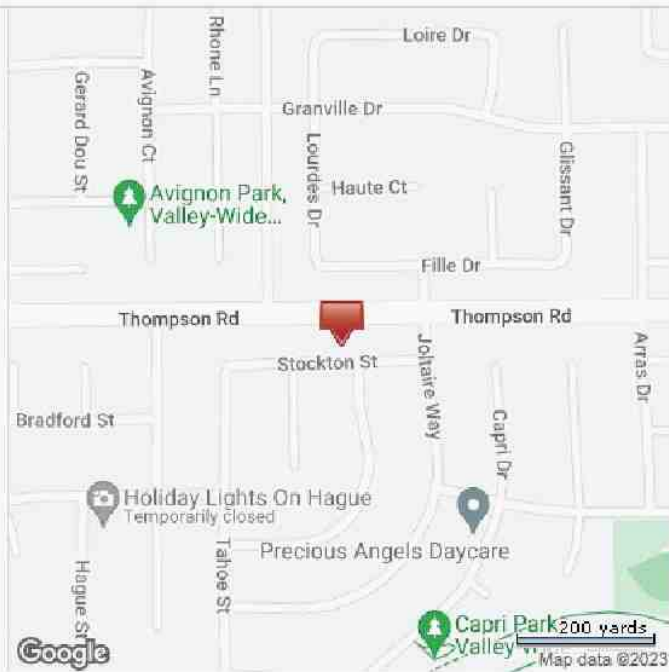
|                          |            |            |            |            |            |
|--------------------------|------------|------------|------------|------------|------------|
| Book Number              |            |            |            |            |            |
| Page Number              |            |            |            |            |            |
| 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 Number | 170753     | 170753     | 170753     | 170753     | 170753     |
| Original Book Page       | 170753     |            | 170753     | 170753     |            |
| Lien Type                |            |            |            |            |            |

|                          |                |                |                |                |                |
|--------------------------|----------------|----------------|----------------|----------------|----------------|
| Document Type            | Notice Of Sale | Notice Of Sale | Notice Of Sale | Notice Of Sale | 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    |                |                |                |                |                |
| Original Doc Date        |                |                |                |                |                |
| Original Document Number |                |                |                |                |                |
| Original Book Page       |                |                |                |                |                |
| Lien Type                |                |                |                |                |                |

|                          |                |                |                          |                |
|--------------------------|----------------|----------------|--------------------------|----------------|
| 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                |                |                |                          |                |

# Property Profile - Page 5

## PROPERTY MAP



\*Lot Dimensions are Estimated

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

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**License**



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

**Anthony D. Porter**

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

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

**BREA APPRAISER IDENTIFICATION NUMBER:**

AR 034120

**Effective Date:**

May 21, 2022

**Date Expires:**

May 20, 2024

  
Loretta Dillon, Deputy Bureau Chief, BREA

2024-11-27

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Insurance



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

Carrier: Admiral Insurance Company

Policy No.: EO000056476-02

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, 05/01/2020
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.

Countersigned On: 03/10/2023
At: Mount Laurel, NJ

By: [Signature]
Authorized Representative

Table with 2 columns: Amount and Description. Rows include Premium (\$10,418.00), Policy Fee (250.00), Surplus Lines Tax (266.70), and Total (\$10,934.70).

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.