

Metric Appraisals, LLC
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01/13/2024

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

Re: Property: 6536 W Clearstone Dr
West Valley City, UT 84128
Borrower: Catamount Properties 2018 LLC
File No.: 010924-002

Opinion of Value: \$ 623,000
Effective Date: 01/10/2024

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements from the street (i.e., drive-by appraisal), a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,  esign.alamode.com/verify Serial:D708BB6E



Monte D. Roberts
License or Certification #: 5757129-CG00
State: UT Expires: 11/30/2025
monteappraises@gmail.com

File # 010924-002

APPRAISAL OF REAL PROPERTY**LOCATED AT**

6536 W Clearstone Dr
West Valley City, UT 84128
Lot 209, Clearstone Estates Subdivision Phase 2

FOR

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

OPINION OF VALUE

623,000

AS OF

01/10/2024

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Serial# 9706BB6E
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Exterior-Only Inspection Residential Appraisal Report

56298 File # 010924-002

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property. Property Address 6536 W Clearstone Dr City West Valley City State UT Zip Code 84128

CONTRACT I did not analyze the contract for sale for the subject purchase transaction. Contract Price \$ Date of Contract Is the property seller the owner of public record?

NEIGHBORHOOD Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use % Location Urban Suburban Rural Property Values Increasing Stable Declining

SITE Dimensions See Plat Map Area 10019 sf Shape Rectangular View N;Res;Mtn Specific Zoning Classification R-1-10 Zoning Description Single Family Residential, 10,000 SF Lots

IMPROVEMENTS Source(s) Used for Physical Characteristics of Property Exterior Drive-by Inspection Heating/Cooling Amenities Car Storage

Describe the condition of the property and data source(s) C2;Due to a visible inspection from the street and the county tax data, the subject's exterior/interior is in good-very good condition;

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There are 14 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 450,000 to \$ 750,000				
There are 34 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 450,000 to \$ 675,000				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address 6536 W Clearstone Dr West Valley City, UT 84128		6136 W Country Apple Ct West Valley City, UT 84128		3023 S Craner Peak Dr Magna, UT 84044
Proximity to Subject		0.56 miles NE		2.27 miles NW
Sale Price		\$ 589,999		\$ 599,140
Sale Price/Gross Liv. Area		\$ 403.00 sq.ft.		\$ 372.83 sq.ft.
Data Source(s)		WFR#1899848;DOM 7		WFR#1877308;DOM 96
Verification Source(s)		Ext. Inspec/Cnty		Ext. Inspec/Cnty
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION
Sales or Financing Concessions		ArmLth Conv;7000		ArmLth Conv;10000
Date of Sale/Time		s10/23;c09/23		s12/23;c09/23
Location		N;Res;		N;Res;
Leasehold/Fee Simple		Fee Simple		Fee Simple
Site		10019 sf		6970 sf
View		N;Res;Mtn		N;Res;Mtn
Design (Style)		DT1;Rambler		DT1;Rambler
Quality of Construction		Q3		Q3
Actual Age		6		7
Condition		C2		C1
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths
Room Count		8 3 2.0		7 4 2.0
Gross Living Area		1,603 sq.ft.		1,464 sq.ft.
Basement & Finished Rooms Below Grade		1543sf0sfin		1418sf496sfin
Functional Utility		Average		Average
Heating/Cooling		FA/Central		FA/Central
Energy Efficient Items		Thermopane		Thermopane
Garage/Carport		3ga3dw		3ga3dw
Porch/Patio/Deck		1Porch,2Patios		1Porch,1Deck
Fireplaces		0Fplcs		1Fplc
Landscaping		Typ Lndscp		Rough Grade
Other Amenities		None		None
Net Adjustment (Total)		+ \$ 3,500		+ \$ 14,500
Adjusted Sale Price of Comparables		Net Adj. 0.6% Gross Adj. 8.7%		Net Adj. 2.4% Gross Adj. 8.9%
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain				
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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) MLS and public records. Public records are less applicable as Utah is a non-disclosure state.				
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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) MLS and public records. Public records are less applicable as Utah is a non-disclosure state.				
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).				
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)		Public Records & MLS		Public Records, MLS
Effective Date of Data Source(s)		01/10/2024		01/10/2024
Analysis of prior sale or transfer history of the subject property and comparable sales		According to the MLS and public records, there are no other known sale/transfers for the subject within the past 36 months. In addition, according to the MLS, there are no known sale/transfers for Comparables 1-3 within the past 12 months of their respective sale dates.		
Summary of Sales Comparison Approach		See the attached 'Narrative Addendum' (Sales Comparison Approach)		
Indicated Value by Sales Comparison Approach \$		623,000		
Indicated Value by: Sales Comparison Approach \$		623,000		Cost Approach (if developed) \$ 631,197
Income Approach (if developed) \$				
See the attached 'Narrative Addendum' (Comparable Summary).				
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. The subject is appraised in "as-is" condition. No repairs or alterations are required.				
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 \$ 623,000 , as of 01/10/2024 , which is the date of inspection and the effective date of this appraisal.				

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

- The statements of fact contained in this report are true and correct.
-The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
-I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
-I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
-I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
-My engagement in this assignment was not contingent upon developing or reporting predetermined results.
-My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
-My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
-I have made a personal inspection of the property that is the subject of this report.
-No one provided significant real property appraisal assistance to the person signing this certification.

Note: To the Lender / Client: Utah State Law, HB 152, Appraisal Management Company Regulations require that the Management Company be registered in the State of Utah and that they inform the client of the fee split between the appraiser and the management company before accepting payment. See Utah Annotated 61-2e-304. If this regulation is not being complied with please contact this appraiser at 801-631-5502 and the Utah Division of Real Estate at 801-530-6747. The fee received by this appraiser for this appraisal is \$220 and the total compensation retained by the AMC is \$430.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

The cost approach to value is not required by

Fannie Mae when developing an opinion of market value (see page 5, Appraiser's Certification, item 4). In addition, it is less reliable when completing a drive-by appraisal due to the difficulty in estimating depreciation. However, the cost approach is developed, but not given any weight in the final opinion of value.

ESTIMATED [] REPRODUCTION OR [x] REPLACEMENT COST NEW

OPINION OF SITE VALUE = \$ 339,000

Source of cost data Building-Cost.net

DWELLING 1,603 Sq.Ft. @ \$ 152.47 = \$ 244,409

Quality rating from cost service Good Effective date of cost data 01/24

Basement 1,543 Sq.Ft. @ \$ 29.00 = \$ 44,747

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

Porch/Patio/Deck = \$ 9,776

Physical depreciation is estimated using the Age/Life Method with an effective age of five years, and a total life expectancy of 55 years. Site value is based on the Extraction Method. There is no functional or external obsolescence. Site value exceeds 30% of market value, but this is common for the area.

Garage/Carport 759 Sq.Ft. @ \$ 29.62 = \$ 22,482

Total Estimate of Cost-New = \$ 321,414

Less Physical Functional External

Depreciation 29,217 = \$(29,217)

Depreciated Cost of Improvements = \$ 292,197

"As-is" Value of Site Improvements = \$

Estimated Remaining Economic Life (HUD and VA only) 50 Years

INDICATED VALUE BY COST APPROACH = \$ 631,197

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$

Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

The income approach is not developed because the subject is not an

income-producing property, and because it is not required by Fannie Mae when estimating market value.

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

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

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

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

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

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

Describe common elements and recreational facilities.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

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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:

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a esign.alamode.com/verify appraisal Serial# D708BB6E delivered containing my original hand written signature.

APPRAISER

Signature

Name Monte D. RobertsCompany Name Metric Appraisals, LLCCompany Address P.O. Box 712
Centerville, UT 84014-0712Telephone Number 801-631-5502Email Address monteappraises@gmail.comDate of Signature and Report 01/13/2024Effective Date of Appraisal 01/10/2024State Certification # 5757129-CG00

or State License # _____

or Other (describe) _____ State # _____

State UTExpiration Date of Certification or License 11/30/2025

ADDRESS OF PROPERTY APPRAISED

6536 W Clearstone DrWest Valley City, UT 84128APPRAISED VALUE OF SUBJECT PROPERTY \$ 623,000

LENDER/CLIENT

Name Clear CapitalCompany Name Wedgewood, Inc.Company Address 2015 Manhattan Beach Blvd, Suite 100,
Redondo Beach, CA 90278Email Address compliance@clearcapital.com

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 _____

Market Conditions Addendum to the Appraisal Report

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File No. 010924-002

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 **6536 W Clearstone Dr** City **West Valley City** State **UT** ZIP Code **84128**

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)	17	9	8	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.83	3.00	2.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	10	2	14	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.5	0.7	5.2	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	520,292	535,000	558,904	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	38	90	34	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	526,404	478,838	548,232	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	86	67	123	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	98.7%	100%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent? Yes No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **A search of the WFR MLS indicates 34 closed sales in the previous 12 months of which 68.6% had seller concessions with a mode of \$10,084 with a high of \$25,885. The sales listing ratio of 100% is stable from the 7-12 month period of 98.7%. The number of active listings is 14 and is decreasing from the previous 3 months.**

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 Wasatch Front Regional MLS reported no foreclosures or short sales between 01/10/2023 and 01/10/2024.

Cite data sources for above information. **The Market Conditions Addenda was completed with data from WFR MLS with an effective date of 01/10/2024.**

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.

The appraiser's comparable search focused on sales, listings, and pending sales with transaction dates within the past 6 months, located within 1 mile from the subject, age ranging from 0 to 16, GLA ranging from 1,202 sf to 2,004 sf. The initial search resulted in 31 properties. The search parameters were then expanded to transaction dates within the past 12 months and within the competing market neighborhood using similar physical characteristics. Using the expanded search parameters a total of 48 properties were found (which includes those properties found in the initial search), 6 of which, 4 sales and 2 listings, were considered most comparable and included in the Sales Comparison Approach. Those not chosen were of superior/inferior quality and/or superior/inferior location.

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.

 esign.alamode.com/verify Serial: D708BB6F

Signature <i>Monte D. Roberts</i>	Signature
Appraiser Name Monte D. Roberts	Supervisory Appraiser Name
Company Name Metric Appraisals, LLC	Company Name
Company Address P.O. Box 712, Centerville, UT 84014-0712	Company Address
State License/Certification # 5757129-CG00 State UT	State License/Certification # State
Email Address monteappraises@gmail.com	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Supplemental Addendum

File No. 010924-002

Borrower	Catamount Properties 2018 LLC					
Property Address	6536 W Clearstone Dr					
City	West Valley City	County	Salt Lake	State	UT	Zip Code 84128
Lender/Client	Wedgewood, Inc.					

Property Appraised : 6536 W Clearstone Dr, West Valley City, UT 84128

PROPERTY RIGHTS APPRAISED :

Fee simple estate - According to The Dictionary of Real Estate Appraisals, Second Edition, published by The American Institute of Real Estate Appraisers, Page 120, "Fee Simple Estate" means: "Absolute ownership unencumbered by any other interest or estate subject to the four powers of government."

HIGHEST AND BEST USE :

After a complete analysis of the neighborhood and reviewing zoning records, the highest and best use of the subject property "as-if vacant", is for residential single-family purposes. This would entail the construction of appropriate improvements to utilize for that purpose. An appropriate improvement would be a single-family residence. The highest and best use of the subject "as-improved" is its current use. The improvements have remaining economic life; is the probable future use; is the current and previous use and is legally permissible by zoning or probable future zoning; appears to be financially feasible; and is the maximally productive use available to the subject.

The Highest and Best Use of the subject, as revealed by the Appraiser's determination, is that indicated "as-improved".

SUBJECT :

ANSI Declaration per county records: A single-family detached rambler home with 1,603 above-grade finished square feet, zero below-grade finished square feet, and 1,543 below-grade unfinished square feet. In addition, the property includes a porch, deck, a 3-car garage.

NEIGHBORHOOD :

The neighborhood has access to freeways, which is approximately 2-3 miles east by way of the Mountain View Corridor. Additionally, the subject has linkages to downtown Salt Lake City, a major employment center. Schools, shopping, and other employment centers are all nearby. There are no apparent adverse physical or environmental conditions. The subject's final opinion of value is above the neighborhood predominant value due to its age, large total square footage, and overall superior quality of construction/condition. However, it is not overbuilt for the market.

Demand and property values are somewhat out of balance. The inventory of homes is low, but interest rates are stabilizing and declining slightly. Market demand is strong and activity is good for the area. There are no adverse conditions affecting property values. Points of 0% to 4% paid by the Seller are typical for the local Utah market and were accepted in the sales price of the comparables shown in the Sales Comparison Approach section of this report.

Marketing time/trend: MLS data indicates properties typically sell at 97.4 % to 101.4 % of list price. In the last six months, the marketing time is increasing from 86 days to 123 days. The Appraiser has considered relevant competitive listings and/or contract offerings in the performance of this appraisal. Any trend indicated by that data is supported by the listing/offering information included in this report.

SITE :

At 0.23 acres, the subject's site size is average for the competing market. The subject's site location (i.e., immediate neighborhood and proximate externalities), size, shape, and topography were all considered during the selection of comparable properties.

SALES COMPARISON APPROACH :

In gathering information for the sales comparison approach, the Appraiser searched Multiple Listing Service records, deed records, and tax records to find recent sales of properties similar to the subject property. In addition to the search of records, the Appraiser talked with Realtors, when possible, and persons familiar with the area in which the subject property is located. Some gross, net and single-line adjustments for the selected comparables may exceed recommended guidelines due to differences from the subject in date of sale/time, site size, overall quality of construction, GLA, basement area, covered parking, and/or other amenities.

ADJUSTMENTS :	Amount	Method Used
Fireplace :	\$1,500 per unit	Allocation
Condition :	\$5000 (+/-)	Extraction
GLA :	\$102 per square foot	Extraction
Bsmnt SF :	\$29 per square foot	Extraction
Bsmnt SF Unf.:	\$6 per square foot	Extraction
Garage :	\$15,400 per space	Allocation
Landscape :	\$5,000-\$10,000 (+/-); rough grade, partial, full	Extraction
Site :	Site Value x Net Variance x Diminishing Return	Extraction
Time :	0.56% per month	Extraction

Note: all adjustments in the sales comparison grid are rounded to the nearest \$500.

CONDITION/QUALITY :

IDENTICAL RATING OR DESCRIPTIONS MAY NEED AN ADJUSTMENT: A comparable with the same Rating or Description does not mean they are identical and without adjustment. It means the overall quality, condition, location, view, etc. of that property falls within the definition of the rating range, but still may need to be adjusted according to market reaction to the variances on a property-specific basis. Fannie Mae's UAD FAQs #27 acknowledges that even though a comparable sale may have the same rating as the subject, it still might be superior or inferior to the subject - therefore an adjustment must be made if warranted. It states: "These differences must be adjusted for in the sales comparison approach grid and an explanation must be provided in the sales comparison approach comment field or in an addendum."

SUMMARY :

The appraiser's comparable search focused on sales, listings, and pending sales with transaction dates within the past 6 months, located within 1 mile from the subject, age ranging from 0 to 16, GLA ranging from 1,202 sf to 2,004 sf. The initial search resulted in 31 properties. The search parameters were then expanded to transaction dates within the past 12 months and within the competing market neighborhood using similar physical characteristics. Using the expanded search parameters a total of 48 properties were found (which includes those properties found in the initial search), 6 of which, 4 sales and 2 listings, were considered most comparable and included in the Sales Comparison Approach. Those not chosen for superior/inferior quality and/or superior/inferior location.

Monte D. Roberto

Supplemental Addendum

File No. 010924-002

Borrower	Catamount Properties 2018 LLC				
Property Address	6536 W Clearstone Dr				
City	West Valley City	County	Salt Lake	State	UT Zip Code 84128
Lender/Client	Wedgewood, Inc.				

COMPARABLE SUMMARY :

Comparables Summary & Estimated Indicated Value

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	589,999	0.60	8.70	593,499	15.87
Comp #2:	599,140	2.40	8.90	613,640	15.77
Comp #3:	645,000	0.80	4.50	640,000	17.86
Comp #4:	645,000	0.80	4.20	650,000	18.00
Comp #5:	572,955	4.60	7.90	599,455	16.25
Comp #6:	598,500	6.30	7.90	636,000	16.25

ESTIMATED INDICATED VALUE OF THE SUBJECT: \$623,000

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.

ADJUSTED VALUE RANGE :

After adjusting for elements of comparison the 4 sales and two listings indicate a range of value of \$593,499(RD) to \$650,000(RD) which is the probable range of market value. My opinion of the fair market value of the subject property is \$623,000.

COST APPROACH :

Nothing set forth in the cost approach should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimates inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials, and due to changing building codes and governmental regulations and requirements. The cost approach to market value should not be considered to be consistent (in either application or results) with a cost approach to insurable value. This appraisal is performed based on the scope of work decision previously discussed and is in accordance with USPAP. An insurance professional should be consulted due to the appraisal report not being the purpose of any insurance consideration and not held liable for any information in the cost approach.

INCOME APPROACH :

The income approach was not developed as it is not typical in the local market for residential purchasers to rely upon the income approach for market value purposes.

SUBJECT/COMPARABLE SALES HISTORY SECTION per Salt Lake Assessor :

The residence was constructed on the property in 2018 according to CAD records, a single-family residence has been on the property since that date. Sales History for the subject and comps is below :

Sale Date	Sale Price	Doc#	Grantor	Grantee	Transaction
Subject:					
No Previous sales reported					
6136 W Country Apple Ct					
No Previous sales reported					
3023 S Craner Peak Dr					
No Previous sales reported					
3018 S Richards View Rd					
No Previous sales reported					
2958 S Richards View Rd					
No Previous sales reported					
2620 S Sinbad Way					
No Previous sales reported					
2640 S Sinbad Way					
No Previous sales reported					

DATA VERIFICATION :

It should be noted that Utah is a non-disclosure state. Therefore, information regarding the subject property and comparables is verified through multiple listing services, county appraisal district records, and/or conversations with brokers/owners/professionals within the area. It is specifically assumed by Metric Appraisals, LLC that the information disclosed and utilized within this report is accurate and factual. If any information disclosed to Metric Appraisals, LLC and utilized within this report is determined inaccurate, the value contained within is subject to change.

APPRAISER INDEPENDENCE :

No employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender, shall influence or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, complicity, intimidation, inducement, intimidation, bribery, or in any other manner.

Monte D. Roberts

Supplemental Addendum

File No. 010924-002

Borrower	Catamount Properties 2018 LLC					
Property Address	6536 W Clearstone Dr					
City	West Valley City	County	Salt Lake	State	UT	Zip Code 84128
Lender/Client	Wedgewood, Inc.					

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to lender/client.

ADDITIONAL COMMENTS:

ITEM 10 to CERTIFICATION STATEMENT: The appraiser attempted to adhere fully to the requirements set forth in Certification Item 10 and believes the sources used provided credible information, but strict adherence was not possible in the normal course of business. In this state and local jurisdiction, the non-disclosure status of law prevents the appraiser from any published non-interested party data other than that which is printed through the private source of Multiple Listing Service (MLS).

In the normal course of business, the appraiser attempted to contact the realtor involved in the sale of each comparable used in this report to confirm MLS data and after 24 hours of the realtor not responding to the appraiser's request, the appraiser made an extraordinary assumption that the MLS data is true and correct.

ITEM 21 to CERTIFICATION STATEMENT: The parties identified in this subsection are given disclosure privileges of distribution rights. These distribution privileges are not equal nor should be construed as being the same privilege as an "Intended User". Only the Lender/Client &/or its assigns has the privilege of being identified as another "Intended User". The appraiser is not obligated nor will they discuss this Summary Appraisal Report with any of the entities listed in this section unless they have been specifically identified by the appraiser as an intended user with similar privileges as the client in terms of direct communication rights.

ITEM 23 to CERTIFICATION STATEMENT: The Intended User of this appraisal report is the Lender/Client &/or its assigns . The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, the purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Monte D. Roberts

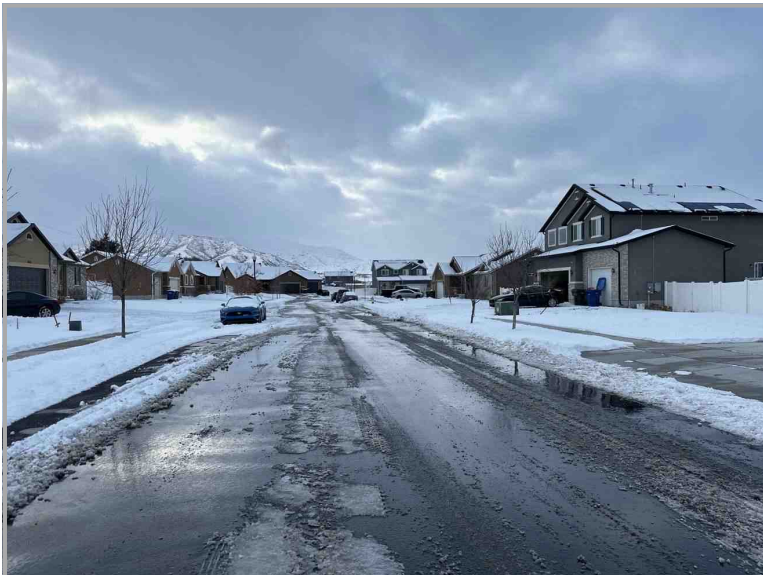
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esign.alamode.com/verify

Subject Photo Page

Borrower	Catamount Properties 2018 LLC						
Property Address	6536 W Clearstone Dr						
City	West Valley City	County	Salt Lake	State	UT	Zip Code	84128
Lender/Client	Wedgewood, Inc.						

**Subject Front - View 1**

6536 W Clearstone Dr
Sales Price
Gross Living Area 1,603
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View N;Res;Mtn
Site 10019 sf
Quality Q3
Age 6

**Subject Front - View 2****Subject Street - View 1**

Monte D. Roberts

Serial# D708BB6E
esign.alamode.com/verify

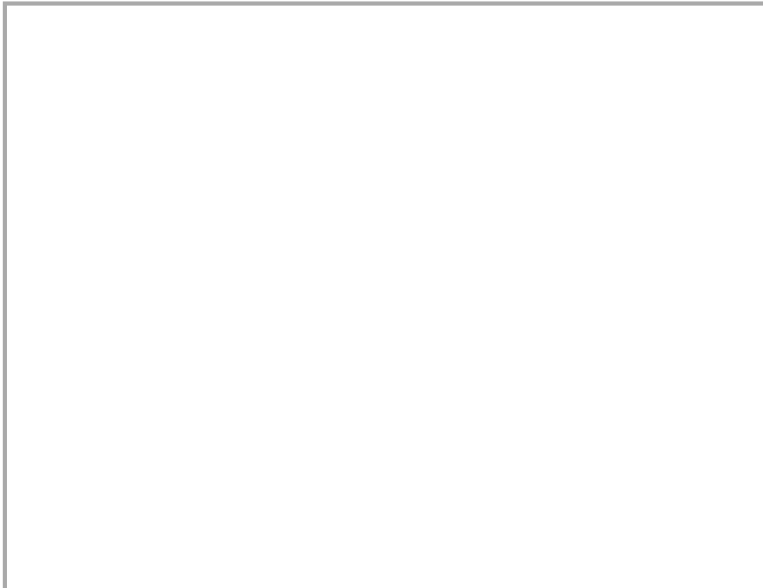
Subject Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	6536 W Clearstone Dr				
City	West Valley City	County	Salt Lake	State	UT Zip Code 84128
Lender/Client	Wedgewood, Inc.				



Subject Street - View 2

6536 W Clearstone Dr
 Sales Price
 Gross Living Area 1,603
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;Mtn
 Site 10019 sf
 Quality Q3
 Age 6



Monte D. Roberts

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	6536 W Clearstone Dr				
City	West Valley City	County	Salt Lake	State	UT Zip Code 84128
Lender/Client	Wedgewood, Inc.				

**Comparable 1**

6136 W Country Apple Ct
 Prox. to Subject 0.56 miles NE
 Sale Price 589,999
 Gross Living Area 1,464
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;Mtn
 Site 12632 sf
 Quality Q3
 Age 7

**Comparable 2**

3023 S Craner Peak Dr
 Prox. to Subject 2.27 miles NW
 Sale Price 599,140
 Gross Living Area 1,607
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;Mtn
 Site 6970 sf
 Quality Q3
 Age 1

**Comparable 3**

3018 S Richards View Rd
 Prox. to Subject 1.47 miles NW
 Sale Price 645,000
 Gross Living Area 1,601
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;Mtn
 Site 11761 sf
 Quality Q3
 Age 1

Monte S. Roberts

Serial# D708BB6E
 esign.alamode.com/verify

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	6536 W Clearstone Dr				
City	West Valley City	County	Salt Lake	State	UT Zip Code 84128
Lender/Client	Wedgewood, Inc.				

**Comparable4**

2958 S Richards View Rd
 Prox. to Subject 1.52 miles NW
 Sale Price 645,000
 Gross Living Area 1,601
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;Mtn
 Site 12197 sf
 Quality Q3
 Age 1

**Comparable5**

2620 S Sinbad Way
 Prox. to Subject 2.25 miles NW
 Sale Price 572,955
 Gross Living Area 1,607
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;Mtn
 Site 6970 sf
 Quality Q3
 Age 1

**Comparable6**

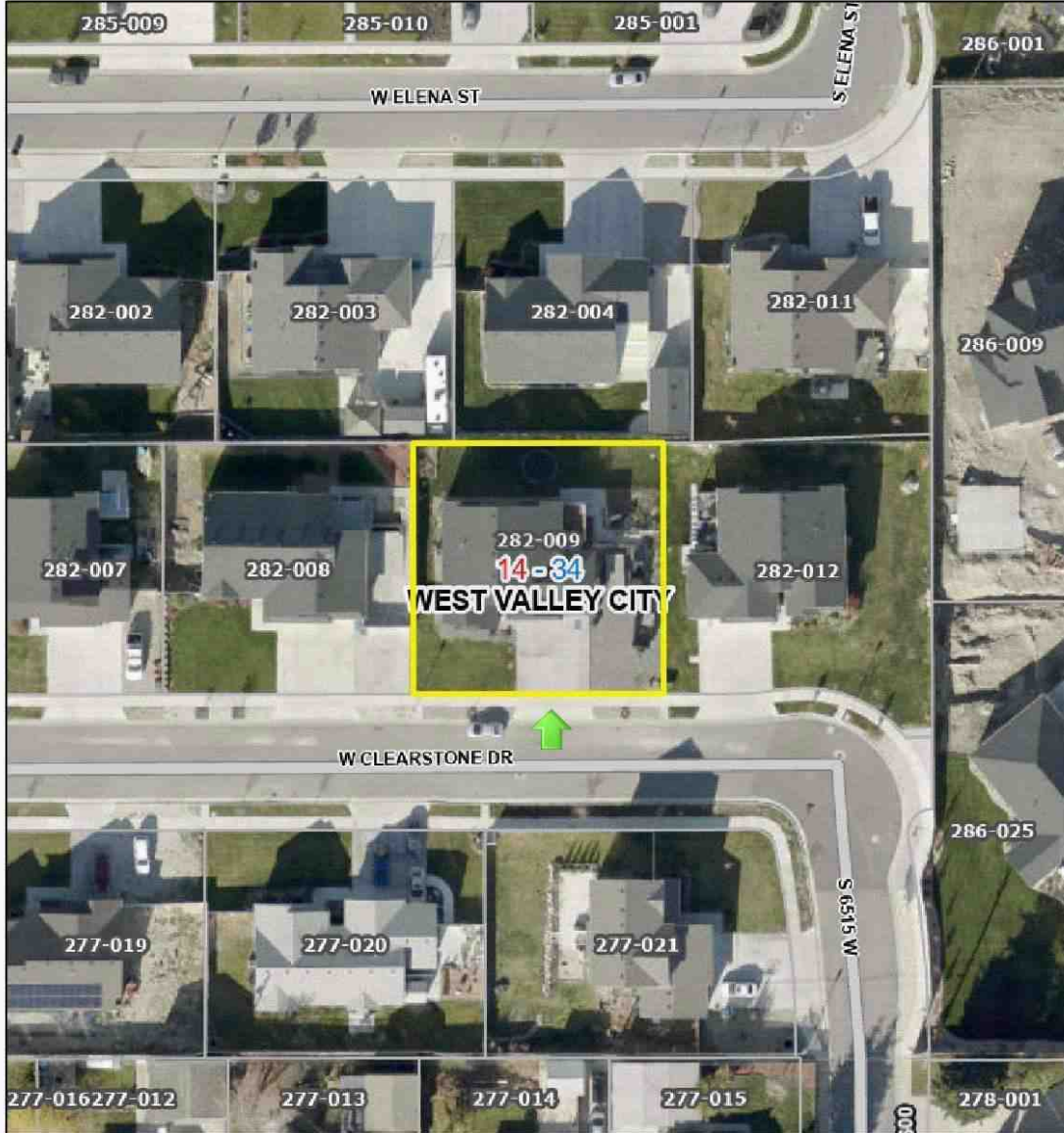
2640 S Sinbad Way
 Prox. to Subject 2.23 miles NW
 Sale Price 598,500
 Gross Living Area 1,426
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;Mtn
 Site 6970 sf
 Quality Q3
 Age 1

Monte D. Roberts

Serial# D708BB6E
 esign.alamode.com/verify

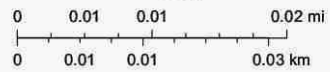
Plat Map

Plat Map



January 9, 2024

1:897



Eri, HERE, IPC, County of Salt Lake, Bureau of Land Management, Utah
 AGRC, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Salt Lake County,
 Maxar, Microsoft

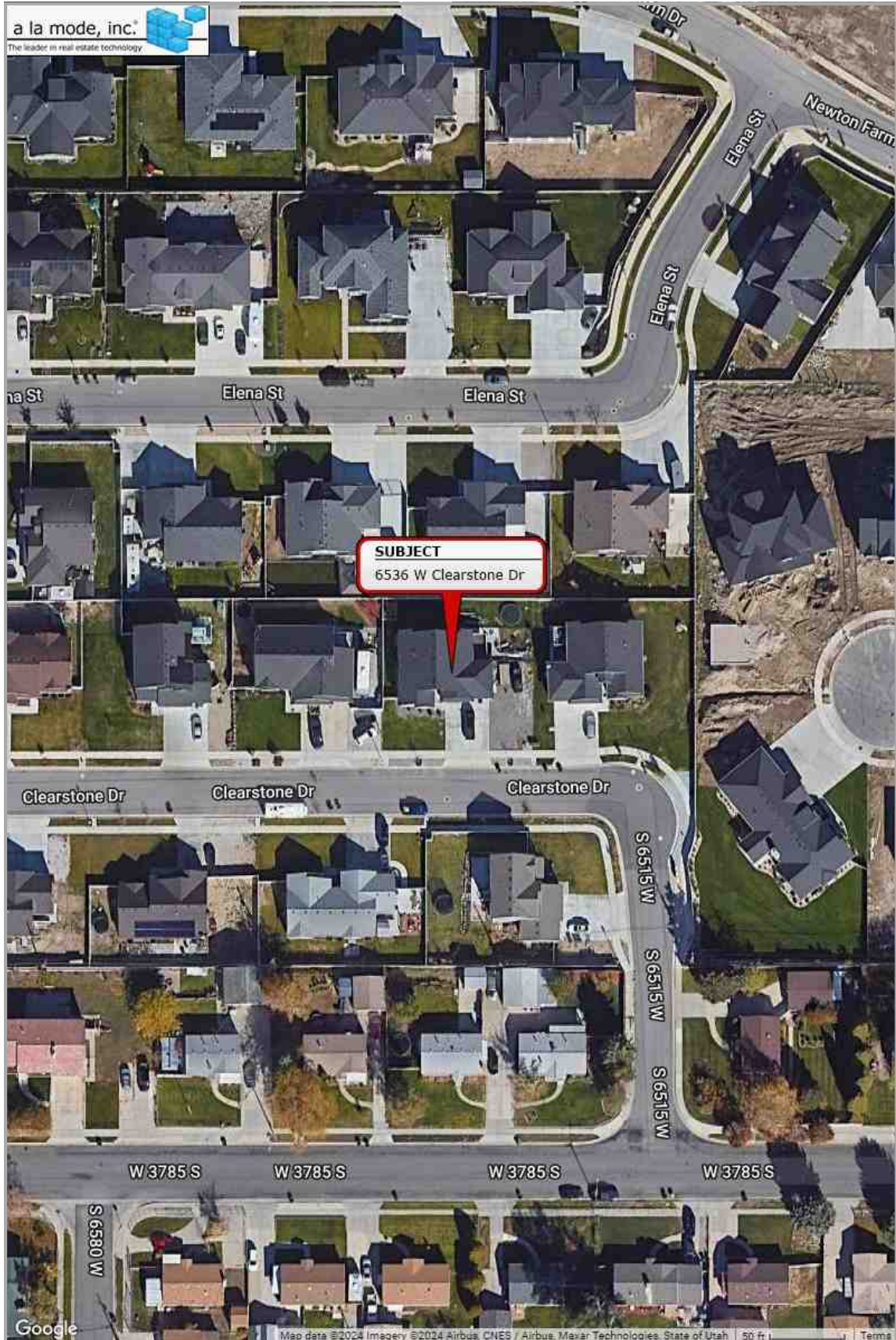
This map was created by the office of the Salt Lake County Assessor, in
 The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field Survey of, nor establish

Monte S. Roberts

Serial# D708BB6E
 esign.alamode.com/verify

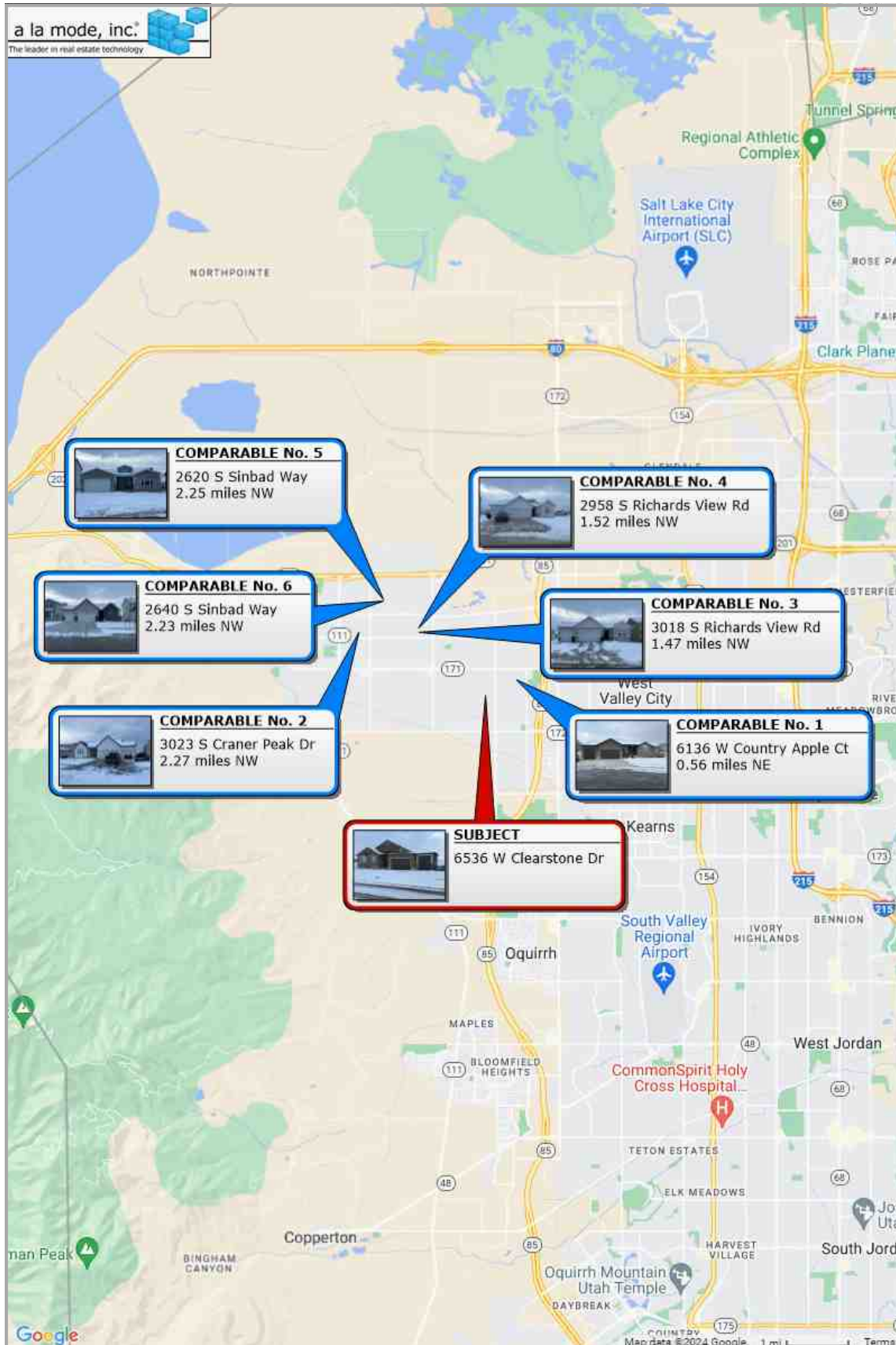
Aerial Map

Borrower	Catamount Properties 2018 LLC						
Property Address	6536 W Clearstone Dr						
City	West Valley City	County	Salt Lake	State	UT	Zip Code	84128
Lender/Client	Wedgewood, Inc.						



Location Map

Borrower	Catamount Properties 2018 LLC						
Property Address	6536 W Clearstone Dr						
City	West Valley City	County	Salt Lake	State	UT	Zip Code	84128
Lender/Client	Wedgewood, Inc.						



Monte S. Roberts

Appraisal License

STATE OF UTAH DEPARTMENT OF COMMERCE DIVISION OF REAL ESTATE

ACTIVE LICENSE

DATE ISSUED: 10/20/2023

EXPIRATION DATE: 11/30/2025

LICENSE NUMBER: 5757129-CG00

LICENSE TYPE: Certified General Appraiser

ISSUED TO: MONTE D ROBERTS
908 MOUNTAIN VIEW RD
CENTERVILLE UT 84014



Monte D. Roberts

SIGNATURE OF HOLDER

[Signature]

REAL ESTATE DIVISION DIRECTOR

Enem #9

E&O Declaration

301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

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

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

 Great American Assurance CompanyNote: The Insurance Company selected above shall herein be referred to as the **Company**.Policy Number: **RAP4118273-23**Renewal of: **RAP4118273-22**

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

Item 1. **Named Insured:** **Monte D. Roberts**Item 2. **Address:** **908 N. Mountain View Drive**City, State, Zip Code: **Centerville, UT 84014**

Item 3. **Policy Period:** From 08/02/2023 To 08/02/2024
(Month, Day, Year) (Month, Day, Year)

(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)Item 4. **Limits of Liability:**

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

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

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

Item 6. **Premium:** \$ **598.00**Item 7. **Retroactive Date** (if applicable): **08/02/2005**Item 8. **Forms, Notices and Endorsements attached:**

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

Rebecca A. Maguire
Authorized Representative

D42101 (03/15)

Page 1 of 1

USPAP ADDENDUM

56298
File No. 010924-002

Borrower	Catamount Properties 2018 LLC		
Property Address	6536 W Clearstone Dr		
City	West Valley City	County	Salt Lake
		State	UT
		Zip Code	84128
Lender	Wedgewood, Inc.		

This report was prepared under the following USPAP reporting option:

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

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

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: Under 3-months

Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. This opinion of the subject's exposure time is based on statistical information about the DOM obtained via the MLS and is based upon closed sales, listings, expirations over the prior 12-months, and from comments obtained from the borrowers. Based upon the typical buyer and seller of this type of property, there are no anticipated changes in the near future.

Additional Certifications

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


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

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

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

Additional Comments

Note: To the Lender / Client: Utah State Law, HB 152, Appraisal Management Company Regulations require that the Management Company be registered in the State of Utah and that they inform the client of the fee split between the appraiser and the management company before accepting payment. See Utah Annotated 61-2e-304. If this regulation is not being complied with please contact this appraiser at 801-631-5502 and the Utah Division of Real Estate at 801-530-6747. The fee received by this appraiser for this appraisal is \$220 and the total compensation retained by the AMC is \$430.

 esign.alamode.com/verify Serial:D708BB6E

APPRAISER:

Signature: *Monte D. Roberts*

Name: Monte D. Roberts

Date Signed: 01/13/2024

State Certification #: 5757129-CG00

or State License #: _____

State: UT

Expiration Date of Certification or License: 11/30/2025

Effective Date of Appraisal: 01/10/2024

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property: *Monte D. Roberts* or

Did Not Exterior-only from Street

Report Verification

This appraisal report has been electronically signed. It is as valid and legally enforceable as a wet ink signature on paper. In addition, advanced third party identify verification from Equifax has been used to ensure that the appraiser signing this report is really who they say they are. You can also verify that the salient data points of the report have not been altered in any way.

To verify the integrity of this document:

1. Visit esign.alamode.com/verify
2. Enter the Serial Number and Signer Name for this document listed below and click Verify.
3. A verification report will be generated showing the profile of the appraiser(s) who signed the report, the date and time the signature were applied, and the salient data from the report at the time of signing.
4. Verify the salient data matches the data in this report to quickly reveal if any tampering has taken place.
5. Optionally, upload the PDF version of this report to confirm it exactly matches the report when it was signed.

The report below is an example of what you would see when verifying the report.

Salient Data:	
Date of Sale:	Condition: C2
Borrower: Catamount Properties 2018 LLC	Total Rooms: 8
Lender: Wedgewood, Inc.	Bedrooms: 3
Size (Sq.Ft): 1,603	Baths: 2.0
Price Per Square Foot:	Appraiser: Monte D. Roberts
Location: N;Res;	Effective Date of Value ('as of'): 01/10/2024
Age: 6	Final Opinion of Value: 623,000
Signer 1:	Signer 2:
Monte D. Roberts	
P.O. Box 712, Centerville, UT 84014-0712	
Signature:	Signature:
Serial #: D708BB6E	Serial #:
Date Signed: 01/13/2024	Date Signed:

Form SDVERIFY2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Monte D. Roberts

Serial# D708BB6E
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