APPRAISAL OF



LOCATED AT:

16015 Hornell Street Whittier, CA 90603

FOR:

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

BORROWER:

Catamount Properties 2018 LLC

AS OF:

July 14, 2024

BY:

Tamra Miller

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

File Number: Ext16015Hornell

In accordance with your request, I have appraised the real property at:

16015 Hornell Street Whittier, CA 90603

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of July 14, 2024

is:

\$857,500 Eight Hundred Fifty-Seven Thousand Five Hundred Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Tamra Miller

$\textbf{Exterior-Only Inspection Residential Appraisal Report} \qquad \textit{File No. Ext16015} \\ \textbf{Hornell}$

TI	e purpose o	of this summ	ary appraisai i	report is to pro	iviae the ienaei	rchent with an a	accurate, and adequa	tely suppo	rted, opinion of the	market va	alue of the su	ubject property.
	Property Add	dress 1601	5 Hornell St	reet			City Whittier		S	tate CA	Zip Code 90	0603
	Borrower C	atamount	Properties	2018 LLC	Owr	er of Public Recor	d Yvette D & Ror	neo K Pr	ado c	ounty Los	Angeles	
	Legal Descri	iption TRAC	T # 18586	LOT 104								
		•	31-032-002				Tax Year 2023		R	.E. Taxes \$	7.150	
L		od Name WI					Map Reference 741	F5			5034.01	
SUBJECT		X Owner	Tenant	Vacant	Cno	cial Assessments :			PUD HOA\$ (per year	r per month
B		_					\$ U	l		,	per year	ıpermonu
S		ghts Appraised				her (describe)						
	Assignment		urchase Transac	ction Refir			scribe) Servicing					
		nt Wedgew					nhattan Beach Bl					
	Is the subject	ct property cur	ently offered for	sale or has it be	en offered for sal	e in the twelve mo	nths prior to the effective	e date of this	appraisal?	Yes X	No	
	Report data	source(s) use	d, offering price(s), and date(s).	Source: CF	RMLS/Public	Records					
Π	I did (did not an	alyze the contrac	ct for sale for the	subject purchase	e transaction. Expl	ain the results of the ana	alysis of the	contract for sale or wh	y the analys	sis was not per	rformed.
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NO						/npayment assista	nce, etc.) to be paid by a	any party on	behalf of the borrowe	r?	JYes ∟No)
Ö	If Yes, repor	t the total dolla	ar amount and de	escribe the items	s to be paid.							
F	Note: Race	and the racia	l composition of	of the neighborl	hood are not ap	praisal factors.						
			od Characteris				Housing Trends		One-Unit Ho	using	Present	Land Use %
	Location		X Suburban	Rural	Property Value			Declining		AGE	One-Unit	85 %
		Over 75%	25-75%	=			X In Balance	Over Sup			2-4 Unit	5 %
Q				Under 25%				$\overline{}$		(yrs)		
RHOOD	Growth		X Stable	Slow		e X Under 3 m		Over 6 mt			Multi-Family	5 %
Æ							south of Whittier	Blvd,	968 High		Commercial	5 %
80	north of I	Lambert F	Rd, west of E	Beach Blvd	and east of	La Mirada Bl	lvd.		857 Pred	l. 68	Other	%
풍	Neighborhoo	od Description	See Attac	hed Addend	dum							
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	Market Cond	ditions (includi	na support for th	e above conclus	ions) See At	tached Adde	ndum					
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	Zoning Com	npliance (X]LegalL	egal Nonconforn	ning (Grandfathe	red Use) 💹 N	lo Zoning Illegal	(describe)				
	Is the highes	et and boet us					· · · · · · · · · · · · · · · · · · ·	(,				
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$\textbf{Exterior-Only Inspection Residential Appraisal Report} \qquad \textit{File No. Ext16015} \\ \textbf{Hornell}$

-						t neighborhood rang						968	•	
	rable sale	es in the subject ne	ighborhood v	within the	past	twelve months rang	ing in s				750,000	to \$	955,000	
FEATURE		SUBJECT				SALE NO. 1				_	SALE NO. 2		COMPARABLE S	
16015 Hornell Stree			11323 K		-		l		/lollykn			1	36 Lashburn S	
Address Whittier, CA	9060	3	Whittier,			4			, CA 90	60	3		tier, CA 9060)3
Proximity to Subject			0.24 mil	es SW			0.26	<u>mil</u>	es NW			0.19	miles NW	
Sale Price	\$				\$	850,000				\$	830,000		\$	880,000
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 516.7						18 sq. ft.				50.89 sq. ft.	
Data Source(s)						9472;DOM 36								1797;DOM 8
Verification Source(s)			Doc #39		Rea	llist			32383/F	Rea	alist		#341435/Rea	alist
VALUE ADJUSTMENTS	DE	SCRIPTION	DESCF	RIPTION		+(-) \$ Adjustment	1	DESCI	RIPTION		+(-) \$ Adjustment		ESCRIPTION	+(-) \$ Adjustment
Sale or Financing			ArmLth				Arm					Arm	Lth	
Concessions			Conv;75			-7,500						_	v;5000	-5,000
Date of Sale/Time			s06/24;c	05/24			s05/	/24;0	c04/24				24;c03/24	
Location	N;Res	•	N;Res;						er St;		10,000			
Leasehold/Fee Simple		Simple	Fee Sim	ple			Fee						Simple	
Site	6609		6310 sf			0	644				0	6213		0
View	N;Res	,	N;Res;				N;R					N;Re		
Design (Style)	DT1;	Traditional	DT1;Tra	ditiona	al		DT1	;Tra	aditiona			DT1	;Traditional	
Quality of Construction	Q4		Q4				Q4					Q4		
Actual Age	68		66			0	68					68		
Condition	C4		C4				C4					C4		-30,000
Above Grade	Total Bd	rms. Baths	Total Bdrms.	Baths			Total	Bdrms.	Baths		0	Total E	Bdrms. Baths	
Room Count	6 3	3 2.0	6 3	2.0			7	4	2.0			6	3 2.0	
Gross Living Area		1,600 sq. ft.	1	,645 s	q. ft.	0		1	,548 so	. ft.	0		1,352 sq. ft.	17,900
Basement & Finished	0sf		0sf				0sf					0sf		
Rooms Below Grade	L							_				L		
Functional Utility	Avera	nge	Average	-			Ave	rage)			Aver	age	
Heating/Cooling	FWA		FWA/C/				FW						A/CAC	
Energy Efficient Items	None		None				Non					Non		
Garage/Carport	2ga2d		2ga2dw				2ga	2dw				2ga2		
Porch/Patio/Deck	Patio		Patio/De				Pati						o/Deck	
Pool Features	Pool		No Pool			15,000					15,000	1		15,000
						-,					-,			-,
Net Adjustment (Total)			(X) +	<u> </u>	\$	7,500	X	+	<u> </u>	\$	25,000		+ X - \$	2,100
Adjusted Sale Price			Net Adj.	0.9%	Ť	.,000	Net A		3.0%	*		Net Ad		_,
of Comparables			Gross Adj.	2.6%	\ <u>\$</u>	857,500	l	,	3.0%	\$	855,000	1	·	877,900
	search the	e sale or transfer h				ty and comparable s				Ψ	000,000	01033	παj. 11170 μ	011,000
Data source(s) Realist	did not i	reveal any prior sal	es or transfe	rs of the o	comp	ct property for the th	year pr	ior to	the date o	f sal	e of the comparable	sale.	on page 2)	
Report the results of the res	search an			ansier nis	story									I C C A I C NO 2
Date of Prior Sale/Transfer		05/20/2024	BJECT			COMPARABLE SA	LE NO.	. 1	C	JIVIF	PARABLE SALE NO	. Z	COMPARAB	LE SALE NO. 3
Date of Prior Sale/Transfer														
Price of Prior Sale/Transfer		\$439,371			Do	oliot			Dooli	-			Doolist	
Data Source(s)	/-\	Realist				alist			Reali	-	004		Realist	
Analysis of prior sale or tran		05/06/2024	ronorty s			12/2024	o tro	nofo	07/12			/ ron -	07/12/2024	of Tructoc's
Analysis of prior sale or translate on 05/20/2024											ubject property			
Default on 01/26/20														
months.	J24 IUI	ф19,793 uei	auit amot	uni rep	OILE	ea. Comps aid	HOLI	ieve	arany	ρπ	or sale or train	siei ii	istory in the p	451 12
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Summary of Sales Compar	ison Appi	oach. See all	ached ad	ideded	um									
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Indicated Value by Sales C														
Indicated Value by: Sale	s Compa	arison Approach	\$857,500		Cc	ost Approach (if de	/elope	d) \$ {	845,600)	Income Ap	proach	(if developed) \$	
	s Compa	arison Approach	\$857,500		Co	ost Approach (if de	/elope	·d)\$ {	845,600)	Income Ap	proach	(if developed) \$	
Indicated Value by: Sale	s Compa	arison Approach	\$857,500		Co	ost Approach (if de	/elope	:d)\$ {	845,600)	Income Ap	proach	(if developed) \$	
Indicated Value by: Sale See attached adde	s Compa	for Final Rec	\$857,500 onciliation	n.				•						
Indicated Value by: Sale See attached adde	s Compa	for Final Rec	\$857,500 onciliation	n.		ost Approach (if de		•						eted,
Indicated Value by: Sale See attached adde	ndum t	for Final Rec	\$857,500 onciliation completion p	n. per plans	and s	specifications on the	basis c	of a hy	/pothetical	con	dition that the impro	vement		
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Exterior-Only Inspection Residential Appraisal Report File No. Ext16015Hornell

Clarification of Intended Use and Intended User:				
The Intended User of this appraisal report is the Lender/Client. The appraisal for a mortgage finance transaction, subject to the stated sthis appraisal report form, and Definition of Market Value. No additional Clarification of Intended Use and Intended User:	Scope of Work, purpose	e of the app	raisal, reporting require	
ClearCapital.com, Inc. California AMC Registration/License # 1256 Fee Disclosure: The appraiser received \$220 fee (minus \$20 technology)	plagy foo applied) for th	io occionmo	ont .	
Fee disclosure. The appraiser received \$220 fee (minus \$20 feching	ology ree applied) for th	iis assignine	ant.	
The appraiser is is based in Claremont, CA. The appraiser is locate the market, thus, geographically competent.	ed within 16 miles from	the propert	y and has 20 years app	oraising in
On March 13, 2020, the United States Government declared a Nation	anal Emergency Conce	rning the No	ovel Coronavirus Diseas	se (COVID-
19) Outbreak. The effective date of this appraisal is after this declar considering active listing and pending sales in the appraiser conclude outbreak, the future impact to property values (and valuation) is not	ration and is being perf sion. Due to the rapidly	formed usin y changing	g historical comparable economic conditions wit	sales and th this
market to market and the appraiser has documented any known sp client and intended users of the conditions seen at the time of the p	ecific market conditions	s within the		
	oparation of the apprai			
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Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for es 38 years. The estimated site (land) value was derived by the abstrate area. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost Publication Quality rating from cost service Average Effective date of cost data 07/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 38 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier \$ Summary of Income Approach (including support for market rent and GRM) The income appredominantly owner occupied single family homes, thus, rental da PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units rented Total number of units for sale Was the project contain any multi-dwelling units? Yes No Data source(s)	OPINION OF SITE VALUE Dwelling 1,600 Garage/Carport ~400 Total Estimate of Cost-New Less 65 Physical F Depreciation \$139,272 Depreciated Cost of Improveme "As-is" Value of Site Improveme "As-is" Value of Site Improveme INDICATED VALUE BY COST. JE (not required by Fannie N S Indicated Reproach is not consider at to support income is N FOR PUDs (if applicable) No Unit type(s) Detact and the subject property is an att	maining ecc ick of land s ick of la	ales in subject's neighb	628,288 305,600 26,000 331,600 139,272) 192,328 25,000 845,600

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.

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.
- 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 seg., or similar state laws.

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

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

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature < Signature_ Name Tamra Miller Company Name Appraisal Services Company Name Company Address 2615 Bonnie Brae Ave Company Address Claremont, CA 91711 Telephone Number _ Telephone Number <u>949-433-4924</u> Email Address Email Address tmillerappraisal@gmail.com Date of Signature and Report 07/15/2024 Date of Signature Effective Date of Appraisal 07/14/2024 State Certification # State Certification # AR033837 or State License # or State License # State or Other (describe) State # Expiration Date of Certification or License State CA Expiration Date of Certification or License 04/27/2026 ADDRESS OF PROPERTY APPRAISED SUBJECT PROPERTY 16015 Hornell Street Did not inspect exterior subject property Whittier, CA 90603 Did inspect exterior of subject property from street Date of Inspection APPRAISED VALUE OF SUBJECT PROPERTY \$ 857,500 LENDER/CLIENT COMPARABLE SALES Did not inspect exterior of comparable sales from street Name Clear Capital Company Name Wedgewood Inc Did inspect exterior of comparable sales from street Company Address 2015 Manhattan Beach Blvd Suite 100 Date of Inspection Redondo Beach, CA 90278 Email Address

Exterior-Only Inspection Residential Appraisal Report File No. Ext16015Hornell BLECT COMPARABLE SALE NO. 4 COMPARABLE SALE NO. 5 COMPARABLE SALE NO. 6

FEATURE		SUBJECT	COMPARAE	BLE S	SALE NO. 4	COM	MPARABLE S	SALE NO. 5		COMPARABLE S	ALE NO. 6
16015 Hornell Stree			15844 Hornell								
Address Whittier, CA	9060	3	Whittier, CA 9		3						
Proximity to Subject			0.16 miles SW								
Sale Price	\$			\$	740,000		\$			\$	
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 456.51 sq. ft.			\$	sq. ft.		\$	sq. ft.	
Data Source(s)			CRMLS#CV23								
Verification Source(s)			Doc #412540/	Rea	list						
VALUE ADJUSTMENTS	DE	SCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCRI	IPTION	+(-) \$ Adjustment	D	ESCRIPTION	+(-) \$ Adjustment
Sale or Financing			ArmLth								
Concessions			Conv;0								
Date of Sale/Time			s06/24;c04/24								
Location	N;Re	s;	A;RxR Trcks;		25,000						
Leasehold/Fee Simple	Fee S	Simple	Fee Simple								
Site	6609	sf	9606 sf		0						
View	N;Re		N;Res;								
Design (Style)		- Traditional	DT1;Traditiona	al							
Quality of Construction	Q4		Q4								
Actual Age	68		66		0						
Condition	C4		C4								
Above Grade		rms. Baths	Total Bdrms. Baths			Total Bdrms.	Baths		Total	Bdrms. Baths	
Room Count		3 2.0	6 3 2.0			. o.u. Dullio.	Suns		· otal		
Gross Living Area		1,600 sq. ft.	1,621 s		0		sq. ft.			sq. ft.	
Basement & Finished	0sf	1,000 3q.1t.	0sf	-q. 11.	0		3q. 1t.			3q. it.	
Rooms Below Grade	001		301								
Functional Utility	Avera	age	Average								
Heating/Cooling	FWA		FWA/CAC								
Energy Efficient Items	None		None								
Garage/Carport	2ga2		2ga2dw								
Porch/Patio/Deck		/Deck	Patio/Deck								
Pool Features	Pool	Deck	Pool/Spa		0						
FOOI Features	F001		Роогора		U						
			X + -	T,	25 000		\neg				
Net Adjustment (Total)				\$	25,000	+ (\$		-	+	
Adjusted Sale Price			Net Adj. 3.4%		705.000	Net Adj.	%		Net A	-	
of Comparables			Gross Adj. 3.4%	\$	765,000		% \$		Gross	r	=
ITEM			BJECT		COMPARABLE SA	_E NO. 4	COMP	PARABLE SALE NO.	. 5	COMPARABL	E SALE NO. 6
D : (D: 0 : T (001111 711 11 11 11 11 11 11 11						
Date of Prior Sale/Transfer		05/20/2024			001111711111111111111111111111111111111						
Price of Prior Sale/Transfer		\$439,371									
Price of Prior Sale/Transfer Data Source(s)	()	\$439,371 Realist		Re	alist						
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		\$439,371 Realist 05/06/2024		Re 07/							
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Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		\$439,371 Realist 05/06/2024		Re 07/	alist						

Uniform Appraisal Dataset Definitions

File No Ext16015Hornell

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

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

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*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 residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.
- Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.
- Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.
- 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

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

	ions Used in Data Sta	ildaraization rext			
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site	in	Interior Only Stairs	Basement & Finished Rooms Below Grade
AdjPrk	Adjacent to Park	Location	Lndfl	Landfill	Location
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	View
Α	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	N	Neutral	Location & View
br	Bedroom	Basement & Finished Rooms Below Grade	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
В	Beneficial	Location & View	ор	Open	Garage/Carport
BsyRd	Busy Road	Location	0	Other	Basement & Finished Rooms Below Grade
ср	Carport	Garage/Carport	0	Other	Design(Style)
Cash	Cash	Sale or Financing Concessions	Prk	Park View	View
CtySky	City View Skyline View	View	Pstrl	Pastoral View	View
CtyStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
	Contracted Date	Date of Sale/Time		Recreational (Rec) Room	Basement & Finished Rooms Below Grade
C			m .		
Conv	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	Sale or Financing Concessions
CV	Covered	Garage/Carport	REO	REO Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
DOM	Days On Market	Data Sources	RT	Row or Townhouse	Design(Style)
DT	Detached Structure	Design(Style)	RH	Rural Housing - USDA	Sale or Financing Concessions
dw	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	S	Settlement Date	Date of Sale/Time
		Date of Sale/Time	Short	Short Sale	
е	Expiration Date				Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
g	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
gbi	Garage - Built-in	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carport	WO	Walk Out Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
GlfCse	Golf Course	Location	WtrFr	Water Frontage	Location
Glfvw	Golf Course View	View	Wtr	Water View	View
HR		Design(Style)		Withdrawn Date	Date of Sale/Time
	High Rise Structure	0 1 3 1	W		
Ind	Industrial	Location & View	Woods	Woods View	View
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
				-	
			<u> </u>		

ADDENDUM

Borrower: Catamount Properties 2018 LLC	Fi	le No.: Ext16015Hornell
Property Address: 16015 Hornell Street	Ca	ase No.:
City: Whittier	State: CA	Zip: 90603
Lender: Wedgewood Inc.		

Legal Description

Page 1

Neighborhood Boundaries

Page 1

Neighborhood Description

The general neighborhood consists of one and two story story single family residences. Houses were built during the 1940's through 1970's. K-12 schools and retail shopping center located within a 2 mile radius. Freeway access is located 1 mile radius. No adverse conditions noted.

Neighborhood Market Conditions

The Corelogic/Realist/MLS and DataQuick News Source reported stability in the market area as the market revealed increases of prices and values of 0.4% for the past 6 months and continued all four quarters of 2023 for the general market area. The average marketing time range was reported at 2 to 64 days, and reasonable exposure time was 19 days. Conventional financing are typically sought after in subject's area.

Source: Corelogic/Realist/DataQuick News

Extra Comments

Exterior inspection was performed per engagement guidelines on 07/14/2024.

Through analyzation of numerous comps through matched paired sales analysis, it was determined that the subject's reasonable marketing time was reported between 2 to 64 days, and reasonable exposure time was 19 days and deemed typical for marketing times within the subject's neighborhood market area. Thus the value conclusion presented herein still reflects a market value conclusion 2 to 64 days for the subject's general market area.

The average marketing time range was reported at 2 to 64 days, and reasonable exposure time was 19 days.

Comments on Sales Comparison

All comparables utilized in this report are most relevant market data from subject's immediate neighborhood and market area at time of inspection. All comps were reported as standard sales. Comparable sales bracket the subject's square footage.

Through paired sales analysis the market indicated homes no age adjustments were warranted for comps as the market revealed homes in the subject's general market area are typically upgraded and maintained, thus, no substantive market reasoning for age adjustments as comparables were similar in overall condition, upkeep and marketability.

The subject does not front, back side to feeder street or railroad tracks and no reported adverse location observed to the subject. No adverse affect to marketability.

There were limited closed sale comparable sales with similar GLA/marketability as the subject in the past 12 months and 1 mile radius, thus, an expanded market data search was conducted and comparable sales used were deemed reliable and credible.

Comp 1 is located south of Lambert Rd in a similar market area as the subject's market area and comparable sales were deemed reliable and credible.

Through paired sales analysis the market indicated homes with pool/spa and/or pool improvement did command higher prices/values versus homes with no improvement thus adjustment warranted in the sales grid for comps 1-3.

Comp 1 was reported in similar condition to kitchen, baths, flooring and was adjusted for sale concession, pool.

Comp 2 was reported in similar condition to kitchen, baths, flooring and was adjusted for adverse location and pool.

Comp 3 was reported in superior C4 condition (recently upgrades to HVAC, water heater, ducting) and was adjusted for condition, GLA, pool, sale concession.

Comp 4 was reported in similar condition to kitchen, baths, flooring and was adjusted for adverse railroad tracks location.

Comp 3 is an older sale exceeding 4 months, however did not warrant a time adjustments per Corelogic/Realist/MLS and DataQuick reported market trend stability of prices and values for the general area of a rate increase of 0.4% for the past 6 months and continued into all four quarters of 2023, therefore, no time adjustments warranted.

Adjustments to C4 + condition of \$30,000 were derived through paired sales analysis when the subject's general market area, thus, adjustments were warranted in the sales grid.

MLS listing photos used in the sales grid for comps.

ADDENDUM

Borrower: Catamount Properties 2018 LLC		File No.: Ext16015Hornell
Property Address: 16015 Hornell Street		Case No.:
City: Whittier	State: CA	Zip: 90603
Lender: Wedgewood Inc		

Adjustments to GLA of \$72/sf were derived through paired sales analysis when the subject's general market area, thus, adjustments were warranted in the sales grid.

Adjustments to no pool/spa of \$15,000 was derived through paired sales analysis when the subject's general market area, thus, adjustments were warranted in the sales grid.

Adjustments to railroad tracks location of \$25,000 was derived through paired sales analysis when the subject's general market area, thus, adjustments were warranted in the sales grid.

Adjustments to feeder street location of \$10,000 was derived through paired sales analysis when the subject's general market area, thus, adjustments were warranted in the sales grid.

Opinion of market value was derived from unadjusted and adjusted sale price ranges of comparable sales within the subject's immediate market area.

Through paired sales analysis the market indicated homes proximity to railroad tracks did command lower prices/values versus homes within the interior tract neighborhood thus adjustments warranted in the sales grid.

Through paired sales analysis the market indicated homes proximity to feeder street did command lower prices/values versus homes within the interior tract neighborhood thus adjustments warranted in the sales grid.

Through paired sales analysis the market indicated homes with four bedrooms did not command higher prices/values versus homes with three bedrooms thus zero dollar adjustments warranted in the sales grid.

Through paired sales analysis the market revealed comparable sales were deemed similar in lot utility/lot value, therefore, zero dollar adjustments were warranted in the sales grid as comps were similar in overall marketability and market appeal.

All adjustments made to comparables were derived through paired sales analysis of the immediate market neighborhood and applied in the sales comparison approach to said closed sale comparables.

Most weight to value and best indicator of value was placed on comp 1 when considering least gross line adjustment, similar GLA.

The opinion of value was not derived by averaging methodology, rather most weight to value of comparable sale 1 from sales comparison approach.

After all other adjustments were made an as-is opinion of value is \$857,500.

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.

Appraisal Report; Prepared in Accordance with USPAP Standards Rule 2-2(a)

The average marketing time range was reported at 2 to 64 days, and reasonable exposure time was 19 days.

Final Reconciliation

The sales comparison approach is the best indicator to value. The cost approach is more appropriately used for new and proposed construction, thus, the cost approach was given secondary weight to value. The property is owner occupied and the neighborhood is predominately owner users. Thus, the gross rental multiplier (GRM) and income approach were not utilized in the report.

Land to value ratio common and typical for the subject's market area. No adverse affect to marketability. ClearCapital.com, Inc. California AMC Registration/License # 1256

Fee Disclosure: The appraiser received \$220 fee (minus \$20 technology fee applied) for this assignment.

On March 13, 2020, the United States Government declared a National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak. The effective date of this appraisal is after this declaration and is being performed using historical comparable sales and considering active listing and pending sales in the appraiser conclusion. Due to the rapidly changing economic conditions with this outbreak, the future impact to property values (and valuation) is not currently known. The impact of this outbreak also can vary from market to market and the appraiser has documented any known specific market conditions within the appraisal to better inform the client and intended users of the conditions seen at the time of the preparation of the appraisal.

$\textbf{Market Conditions Addendum to the Appraisal Report} \qquad \textit{File No. Ext16015Hornell}$

The purpose of this addendum is to provide the lender/client with		understanding of the	market trends and cor	ndition	s prevalent in th	ie sul	bject neighborh	ood.	This is a required
addendum for all appraisal reports with an effective date on or after Property Address 16015 Hornell Street	Ter April 1, 2009.	City Whit	tier		Ç	tate (CA Zip Cod	e 90	1603
Borrower Catamount Properties 2018 LLC									
Instructions: The appraiser must use the information require	ed on this form as the I	pasis for his/her concl	usions, and must prov	/ide su	pport for those	concl	lusions, regardi	ng ho	using trends and
overall market conditions as reported in the Neighborhood section									
analysis as indicated below. If any required data is unavailable					_				
provide data for the shaded areas below; if it is available, however			-						-
median, the appraiser should report the available figure and ident that would be used by a prospective buyer of the subject proper	-	=					-		
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	15 5643	SUHAI IHAI KELS,		Overall Trend	i ecio:	sures, etc.
Total # of Comparable Sales (Settled)	48	11	21	X	Increasing		Stable		Declining
Absorption Rate (Total Sales/Months)	8.00	3.67	7.00	χı	Increasing		Stable		Declining
Total # of Comparable Active Listings	4	9	9		Declining	X)	Stable		Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.50	2.45	1.29	[X] [Declining		Stable		Increasing
Median Sale & List Price, DOM, Sale/List % Median Comparable Sale Price	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		Increasing	_	Overall Trend Stable		Declining
Median Comparable Sales Days on Market	870,000 12	840,000 8	867,500 8		Declining		Stable	╬	Increasing
Median Comparable List Price	877,000	847,500	885,000		Increasing		Stable	┢	Declining
Median Comparable Listings Days on Market	10	12	21		Declining		Stable	X	Increasing
Median Sale Price as % of List Price	99.00%	99.00%	98.00%		Increasing		Stable		Declining
Seller-(developer, builder, etc.)paid financial assistance prevaler		No			Declining		Stable		Increasing
Explain in detail the seller concessions trends for the past 12 m									
An analysis was performed on 80 competing			. For those sale	s, a	total of 43.	8%	were repor	ted	to have
seller concessions. This analysis shows a ch	ange of +7% pe	er month.							
Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	ves explain (including	the trends in listings a	and sal	les of foreclose	nror	nerties)		
An analysis was performed on 80 competing								ed to	be REO.
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Cite data sources for above information. <u>Information repo</u>									to arrive at
the results noted on this addendum. Any perc	cent change res	ults noted in the	ese comments a	are b	ased on si	mpl	e regressio	n.	
				16					
Summarize the above information as support for your conclus	•					tiona	l information, s	such a	as an analysis of
pending sales and/or expired and withdrawn listings, to formulate	e your conclusions, pro	ovide both an explana	tion and support for yo	our con	clusions.				·
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SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File N	0.: Ext16015Hornell	
Property Address: 16015 Hornell Street	Case	No.:	
City: Whittier	State: CA	Zip: 90603	
Lender: Wedgewood Inc		•	



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: July 14, 2024 Appraised Value: \$857,500



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File N	0.: Ext16015Hornell
Property Address: 16015 Hornell Street	Case	No.:
City: Whittier	State: CA	Zip: 90603
Lender: Wedgewood Inc		•



COMPARABLE SALE #1

11323 Kentucky Ave Whittier, CA 90604 Sale Date: s06/24;c05/24 Sale Price: \$ 850,000



COMPARABLE SALE #2

10915 Mollyknoll Ave Whittier, CA 90603 Sale Date: s05/24;c04/24 Sale Price: \$ 830,000



COMPARABLE SALE #3

15836 Lashburn St Whittier, CA 90603 Sale Date: s05/24;c03/24 Sale Price: \$ 880,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No	D.: Ext16015Hornell
Property Address: 16015 Hornell Street	Case	No.:
City: Whittier	State: CA	Zip: 90603
Lender: Wedgewood Inc		



COMPARABLE SALE #4

15844 Hornell St Whittier, CA 90603 Sale Date: s06/24;c04/24 Sale Price: \$ 740,000

COMPARABLE SALE #5

Sale Date: Sale Price: \$

COMPARABLE SALE #6

Sale Date: Sale Price: \$

PLAT MAP

LOCATION MAP

File No.: Ext16015Hornell Borrower: Catamount Properties 2018 LLC Property Address: 16015 Hornell Street Case No.: City: Whittier State: CA Zip: 90603 Lender: Wedgewood Inc shley Ct LaForgest Whittier Blvd Gables Loop La Forge St Lancetor Haldane St 1st Prouck St Braepark St Braso Di Leffingwell Leffco Rd Elementary School Citro Citrustree Rd Citrustree Rd St Bruno's Catholic Church Riskey St S Comparable Sale 2 Risley St er KinderCare 10915 Mollyknoll Ave Comparable Sale 3 Whittier, CA 90603 Kermo St 15836 Lashburn St Y€ 0.26 miles NW Santa Fe St Pride & Glory Moi Whittier, CA 90603 0.19 miles NW Fielding Ox Rushford St Subject Lashburn St Lambert Rd 16015 Hornell Street Forest Park Ln Rushford St Whittier, CA 90603 Arco Stanmont St 9 Rushford St Hornell St Comparable Sale 4 Kentucky Ave 15844 Hornell St Whittier, CA 90603 Morningstar Christian Chapel Portada Di Leffingwell Rd Lambert Rd 0.16 miles SW Leffingwell F Ger Santa C Milvern Or Ruther Comparable Sale 1 Rd Leffingwell Rd Lambert Rd Heathi 11323 Kentucky Ave Whittier, CA 90604 Centucky 0.24 miles SW William voodcrest Dr 181 Garydale Dr Sharonhill Dr & Santa Gertrudes Ave Sharonhill Dr Kaylee's Home Daycare Groveside Sharonhill Dr Grovedale Middle School Groveland eks Or 181 I AVE Marlinton Richvale Dr Richvale Dr AVE Marlinton Dr Marlinton DY Ortega Family Child Care Amber Valley Lemon Dr Ocean Ave emon D La Mirada Santa Gertrude Mayes Creek Southern California University of Health... er Valley Dr Hillgate Dr Coople Map data ©2024 Google

USPAP ADDENDUM

File No. Ext16015Hornell

	USPAPADL	DENDUM	
Borrower: Catamount Properties 201			
Property Address: 16015 Hornell Stree	t		
City: Whittier	County: Los Angeles	State: CA	Zip Code: <u>90603</u>
Lender: Wedgewood Inc			
APPRAISAL AND REPORT IDEN	TIFICATION		
This report was prepared under the		ption:	
_			
X Appraisal Report	A written report prepared under Standa		
Restricted Appraisal Report	A written report prepared under Standa	ards Rule 2-2(b).	
Reasonable Exposure Time			
My opinion of a reasonable exposure time	for the subject property at the market val	up stated in this report is: 19 d	avs
my opinion of a reasonable exposure time	of the subject property at the market val	ue stateu in this report is	۵,70
The average marketing time range w	as reported at 2 to 64 days, and re	asonable exposure time wa	as 19 days.
Additional Certifications			
X I have performed NO services, as an		ding the property that is the sub	ject of this report within the three-year
period immediately preceding accepta	ince of this assignment.		
LHAVE performed convices as an ai	opraiser or in another capacity, regarding	the property that is the subject	of this report within the three year
	ance of this assignment. Those services		
,	3		
Additional Comments			
raditional comments			
APPRAISER:	S	UPERVISORY APPRAISER (only if required):
1 1,		`	· · · · · · · · · · · · · · · · · · ·
Signature: Name: Tamra Miller			
Name: Tamra Miller 7 Date Signed: 07/15/2024			
State Certification #: AR033837			
or State License #:			
or Other (describe):			
State: CA			or License:
Expiration Date of Certification or License	2 04/27/2026	Supervisory Appraiser inspection	
Effective Date of Appraisal: 07/14/2024		L L I)id Not	nly from street Interior and Exterior

Borrower: Catamount Properties 2018 LLC	File No.: Ext16015Hornell		
Property Address: 16015 Hornell Street	Case	Case No.:	
City: Whittier	State: CA	Zip: 90603	
London Wadanasa dalah		,	

Lender: Wedgewood Inc

Accelerant National Insurance Company

(A Stock Company) 400 Northridge Road, Suite 800 Sandy Springs, GA 30350

REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

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

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL105610-00 Renewal of: New

1. Named Insured: Tamra Miller

 Address: 2615 Bonnie Brae Ave Claremont, CA 91711

3. Policy Period: From: October 21, 2023 To: October 21, 2024

12:01 A.M. Standard Time at the address of the Named Insured as stated in item 2. Above.

4. Limit of Liability: Each Claim Policy Aggregate
Damages Limit of Liability 4A. \$ 1,000,000 4C. \$ 1,000,000
Claim Expenses Limit of Liability 4B. \$ 1,000,000

5. Deductible (Inclusive of Claims Expenses):

Each Claim Aggregate 5A. \$500 5B. \$1,000

6. Policy Premium: \$ 680

7. Retroactive Date: October 21, 2022

8. Notice to Company: Notice of a Claim or Potential Claim should be sentto:

OREP Insurance Services: info@orep.org 6353 El Cajon Blvd, Suite 124-605 San Diego, CA 92115

9. Program Administrator: OREP Insurance Services, LLC - appraisers@orep.org

10. Forms and Endorsements Attached at Policy Inception: See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: October 11, 2023

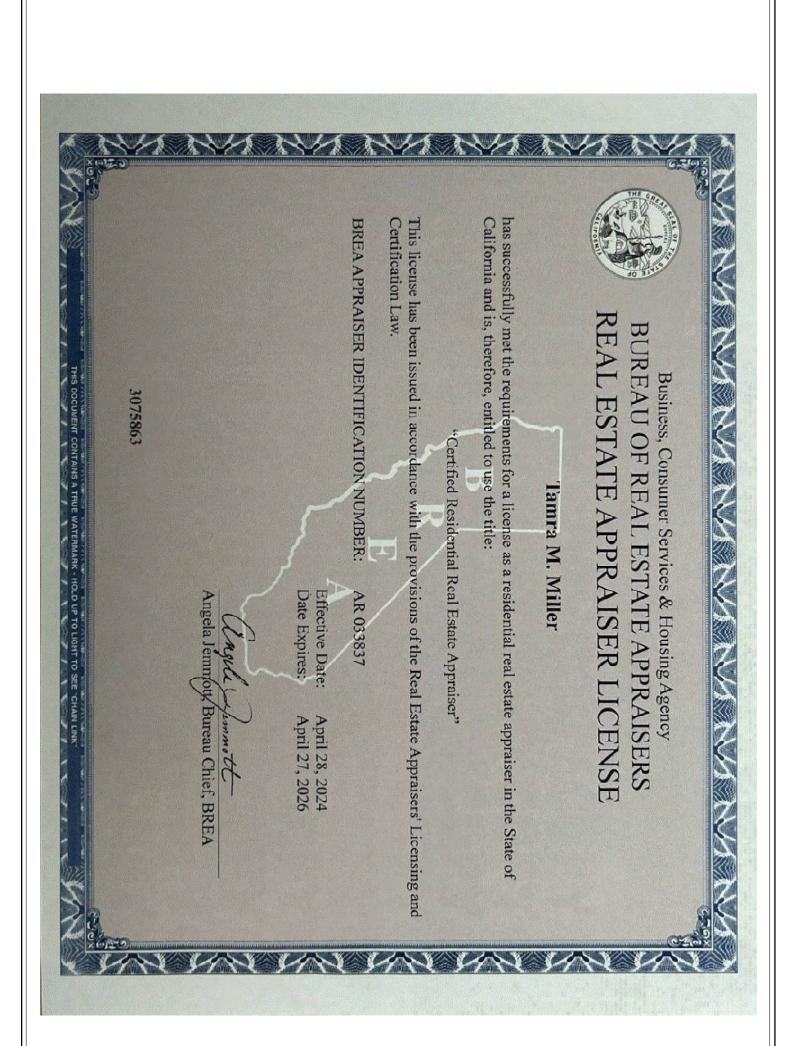
By:

Asaac Peck

Authorized Representative

N DEC 40000 04 22

Borrower: Catamount Properties 2018 LLC File No.: Ext16015Hornell Property Address: 16015 Hornell Street
City: Whittier
Lender: Wedgewood Inc Case No.: State: CA Zip: 90603

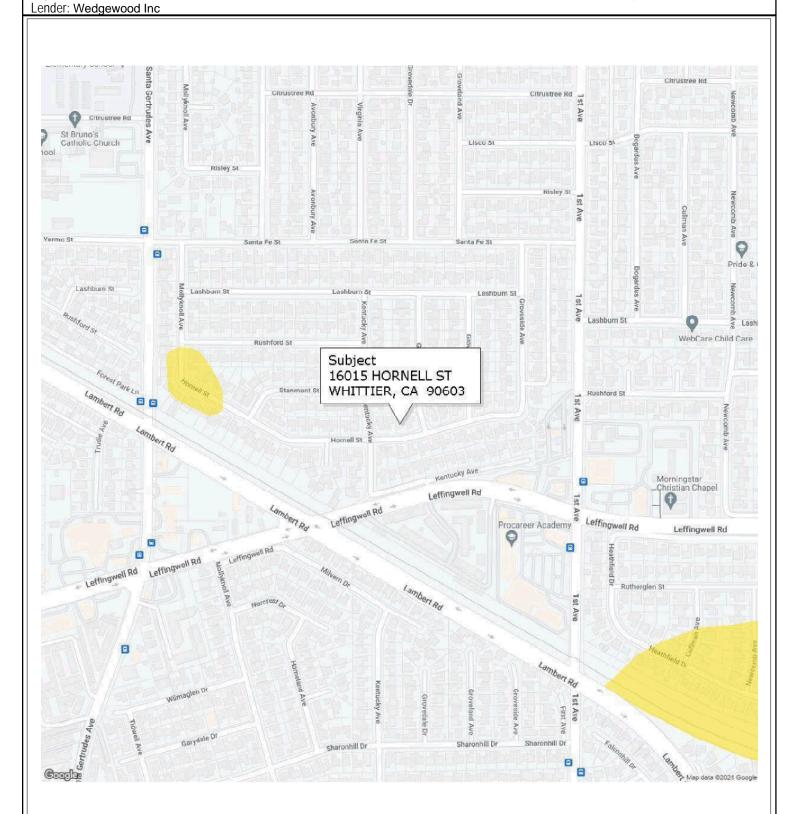


FLOOD MAP

Borrower: Catamount Properties 2018 LLC
Property Address: 16015 Hornell Street
City: Whittier
State: CA

File No.: Ext16015Hornell
Case No.:

Zip: 90603



FLOOD INFORMATION

Community: CITY OF WHITTIER

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 06037C1861F

Panel: 06037C1861

Zone: X

Map Date: 09-26-2008

FIPS: 06037

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest

= Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

Borrower:	File No.:	
Property Address:	Case No.:	
City:	State: Zi	ρ:
Lender:		
PROPERTY TRANSFER HISTORY		
I NOI LIVI I INANGELIVINOTORT		
* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY *		
(may include properties that were considered but not utilized as co	mparables)	
(,		
15844 Hornell St		
-No transfer history.		
16208 Heathfield Dr		
-Transferred on 02/07/2024 for \$0. It transferred from Edmonds S	A 2005 L/Tr to Walker Lana M and was a At	fidavit (Document
#85174).		
11323 Kentucky Ave		
-No transfer history.		
40045 Malladar all Assa		
10915 Mollyknoll Ave		
-No transfer history.		
<u>, 1</u>		
1		
Appraiser.	Supervisory Appraiser:	
Name:	Name:	

AERIAL MAP

Borrower: Catamount Properties 2018 LLC
Property Address: 16015 Hornell Street
City: Whittier
Lender: Wedgewood Inc File No.: Ext16015Hornell Case No.: State: CA Zip: 90603

