APPRAISAL OF



LOCATED AT:

1353 W Harvard Place Ontario, CA 91762

FOR:

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

BORROWER:

WH1 LLC

AS OF:

August 31, 2024

BY:

Tamra Miller

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

File Number: Ext1353WHarvard

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

1353 W Harvard Place Ontario, CA 91762

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 August 31, 2024

is:

\$600,000 Six Hundred Thousand 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

$\textbf{Exterior-Only Inspection Residential Appraisal Report} \qquad \textbf{File No. Ext1353WHarvard}$

Th	e purpose	of this summ	ıary appraisal ı	report is to pro	ovide the lender	/client with an a	accurate, and a	adequate	ely suppo	rted, opinion of the	market v	alue of the	subject property.
	Property Ad	Idress 1353	W Harvard	Place			City Ontario	0		S	tate CA	Zip Code 🤄	91762
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Exterior-Only Inspection Residential Appraisal Report File No. Ext1353WHarvard

		ffered for sale in the subj				,	722			
	rable sales in the subject n	eighborhood within the pa	ast twelve months rang	ing in sale price	from \$	560,000	to \$	750,000		
FEATURE	SUBJECT	COMPARABLE				SALE NO. 2	COMPARABLE SALE NO. 3			
1353 W Harvard Pl		10138 Benson A	ve	1438 W F	lora St		1025	N Oaks Ave		
Address Ontario, CA	91762	Montclair, CA 91	1763	Ontario, C	A 9176	2	Onta	ario, CA 91762	2	
Proximity to Subject		0.66 miles SW		0.64 miles	s SW		0.15	miles SW		
Sale Price	\$	9	585,000		\$	596,000		\$	650,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 464.29 sq. ft.	·	\$ 362.09	sq. ft.		\$ 4	09.32 sq. ft.		
Data Source(s)		CRMLS #CV240	086724:DOM 2			7076;DOM 11		/ILS #CV2412	4746:DOM 4	
Verification Source(s)		Doc #132480/Re		Doc #Not				#159526/Rea		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIP		+(-) \$ Adjustment		ESCRIPTION ESCRIPTION	+(-) \$ Adjustment	
	DESCRIPTION	ArmLth	+(-) \$ Aujustment	ArmLth	TION	+(-) \$ Aujustinent	Arml		+(-) \$ Aujustinent	
Sale or Financing									22.400	
Concessions		FHA;0		Cash;0	0/0.4			n;23400	-23,400	
Date of Sale/Time		s06/24;c05/24		s08/24;c0	8/24			24;c06/24		
Location	N;Res;	N;Res;		N;Res;			N;Re	· ·		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simpl	le		Fee	Simple		
Site	7920 sf	6720 sf	0	6448 sf		0	8845	5 sf	0	
View	N;Res;	N;Res;		N;Res;			N;Re	es;		
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Tradi	itional		DT1:	;Traditional		
Quality of Construction	Q4	Q4		Q4			Q4	,		
Actual Age	68	75	0	69		0	62		0	
Condition	C4	C4		C4			C4			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths	0	Total B	Bdrms. Baths	0	
	6 3 2.0	6 3 1.0	14,000	7 4	2.0			4 2.0	0	
Room Count						22.000	/		00.000	
Gross Living Area	1,195 sq. ft.	1,260 sq. t	ft. 0		646 sq. ft.	-23,000	0.1	1,588 sq. ft.	-20,000	
Basement & Finished	0sf	0sf		0sf			0sf			
Rooms Below Grade										
Functional Utility	Average	Average		Average			Aver			
Heating/Cooling	FWA None	Wall/None	0	FWA/CAC		-6,000	FWA	\/CAC	-6,000	
Energy Efficient Items	None	None		None			None	е		
Garage/Carport	2ga2dw	2ga1cp2dw	0	1ga1dw		10,000	2gd2	2dw	0	
Porch/Patio/Deck	Patio/Deck	Patio/Deck		Patio/Dec	k	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	_	o/Deck		
1 0101111 41107 2 0011				, 200	••			5,200.		
<u> </u>										
N . A			14.000		7	40.000			40.400	
Net Adjustment (Total)		X+ - 4	14,000		\$	19,000		+ X- \$	49,400	
Adjusted Sale Price		Net Adj. 2.4%		,	3.2%		Net Ac			
of Comparables		Gross Adj. 2.4%			6.5% \$	577,000	Gross	Adj. 7.6% \$	600,600	
I X did did not res	search the sale or transfer l	nistory of the subject prop	erty and comparable s	ales. If not, expl	lain					
My research X did	did not reveal any prior sa	les or transfers of the sub	oject property for the th	ree years prior t	to the effec	tive date of this appra	aisal.			
Data source(s) Realist										
My research did X	did not reveal any prior sa	les or transfers of the cor	mparable sales for the	year prior to the	date of sal	le of the comparable	sale.			
Data source(s) Realist										
Report the results of the res	search and analysis of the p	orior sale or transfer histo	ry of the subject prope	rty and compara	able sales (report additional prio	r sales o	on page 3).		
ITEM		IBJECT								
	1 .30		COMPARABLE SA			PARABLE SALE NO.		COMPARABI	F SALE NO. 3	
-			COMPARABLE SA			PARABLE SALE NO.		COMPARABI	E SALE NO. 3	
Date of Prior Sale/Transfer	08/30/2024		COMPARABLE SA			PARABLE SALE NO.		COMPARABI	E SALE NO. 3	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer	08/30/2024 \$600,000				Realist	PARABLE SALE NO.			E SALE NO. 3	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	08/30/2024 \$600,000 Realist	R	lealist		Realist		2	Realist	E SALE NO. 3	
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Exterior-Only Inspection Residential Appraisal Report File No. Ext1353WHarvard

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 5 this appraisal report form, and Definition of Market Value. No addition	Scope of Work, purpose of the	appraisal, reporting requirem	
Clarification of Intended Use and Intended User:			
ClearCapital.com, Inc. California AMC Registration/License # 1256			
Fee Disclosure: The appraiser received \$220 fee (minus \$20 technology)	ology fee applied) for this assign	gnment.	
The appraiser is is based in Claremont, CA. The appraiser is locate the market, thus, geographically competent.	ed within 6 miles from the prop	perty and has 20 years appra	ising in
On March 13, 2020, the United States Government declared a Nation	onal Emergency Concerning th	ne Novel Coronavirus Disease	e (COVID-
19) Outbreak. The effective date of this appraisal is after this declar considering active listing and pending sales in the appraiser conclust outbreak, the future impact to property values (and valuation) is not market to market and the appraiser has documented any known specifient and intended users of the conditions seen at the time of the p	ration and is being performed sion. Due to the rapidly chang currently known. The impact ecific market conditions within	using historical comparable s ging economic conditions with of this outbreak also can var	sales and n this ry from
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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.

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 09/02/2024 Date of Signature State Certification # _ Effective Date of Appraisal 08/31/2024 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 1353 W Harvard Place Did not inspect exterior subject property Ontario, CA 91762 Did inspect exterior of subject property from street Date of Inspection APPRAISED VALUE OF SUBJECT PROPERTY \$ 600,000 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. Ext1353WHarvard BJECT COMPARABLE SALE NO. 4 COMPARABLE SALE NO. 5 COMPARABLE SALE NO. 6

FEATURE		SUBJECT	COMPARA		ALE NO. 4	COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
1353 W Harvard Pl			437 N Begonia			5415 Harvard St Montclair, CA 91763					
Address Ontario, CA	91762	2	Montclair, CA		63			63			
Proximity to Subject			0.77 miles SE			0.60 mile	s SW				
Sale Price	\$			\$	600,000		\$	660,000		\$	
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 600.00 sq. ft			\$ 491.0			\$	sq. ft.	
Data Source(s)			CRMLS#WS2		•			•			
Verification Source(s)			Doc#175613/F	Realis	st	Doc #788	83/Realis	t			
VALUE ADJUSTMENTS	DE	SCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCR	IPTION	+(-) \$ Adjustment	D	ESCRIPTION	+(-) \$ Adjustment
Sale or Financing			ArmLth			ArmLth	:h				
Concessions			Conv;0			Conv;100	000	-10,000			
Date of Sale/Time			s07/24;c07/24	1		s01/24;c	12/23				
Location	N;Res	s;	N;Res;			N;Res;					
Leasehold/Fee Simple	Fee S	Simple	Fee Simple			Fee Simp	ole				
Site	7920	sf	6741 sf		0	7300 sf		0			
View	N;Re	s;	N;Res;			N;Res;					
Design (Style)	DT1;	Traditional	DT1;Traditiona	al		DT1;Trac	ditional				
Quality of Construction	Q4		Q4			Q4					
Actual Age	68		70		0	67		0			
Condition	C4		C3		-25,000	C3		-25,000			
Above Grade	Total Bd	Irms. Baths	Total Bdrms. Baths	ıs	·	Total Bdrms.	Baths	0	Total E	drms. Baths	
Room Count		3 2.0	6 3 1.1		6,500	7 4	2.0				
Gross Living Area		1,195 sq. ft.	1,000 s		9,900		344 sq. ft.	-7,600		sq. ft.	
Basement & Finished	0sf		0sf		-,	0sf		,			
Rooms Below Grade	-										
Functional Utility	Avera	age	Average			Average					
Heating/Cooling		None	Wall/None		n	FWA/CA	С	-6,000			
Energy Efficient Items	None		None			None		3,000			
Garage/Carport	2ga2		1ga1dw		10.000	2ga2dw					
Porch/Patio/Deck		/Deck	Patio/Deck		. 0,000	Patio/De	ck				
. 0.0.11 0110/200K	. 410		. 2.10, 2001			. 30, D0					
Net Adjustment (Total)			X)+	T\$	1,400	—	X - \$	48,600		+	
Adjusted Sale Price			Net Adj. 0.2 %	_	1,400		-7.4%	+0,000	Net Ac		
of Comparables			Gross Adj. 8.6%		601,400		7.4% \$	611,400			
or comparables ITEM		CII	BJECT		COMPARABLE SA		1	PARABLE SALE NO.			E SALE NO. 6
			BJECT	<u> </u>	SUMPARABLE SA	LE NO. 4	COIVIF	ARABLE SALE NO.	. o	COMPARABL	E SALE NO. 0
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Uniform Appraisal Dataset Definitions

File No Ext1353WHarvard

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.

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	iluaruization 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	op	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
				-	

ADDENDUM

Borrower: WH1 LLC		File No.: Ext1353WHarvard
Property Address: 1353 W Harvard Place		Case No.:
City: Ontario	State: CA	Zip: 91762
Lender: Wedgewood Inc.		

Neighborhood Boundaries

Page 1

Neighborhood Description

The general neighborhood consists of predominantly one and two story story single family residences. Most of the houses were built during the 1940's through 1980's. K-6 schools and retail shopping center located within a 2 mile radius. Freeway access is located 1.5 mile radius. No adverse conditions noted.

Neighborhood Market Conditions

The Corelogic/Realist/MLS and DataQuick News Source reported stability of prices and values per an increase of 0.4% for the past 6 months and continued into all four quarters of 2023 in the general market area. The average marketing time range was reported at 2 to 127 days, and reasonable exposure time was 10 days.

Source: Corelogic/Realist/DataQuick News

Extra Comments

Exterior inspection was performed per engagement guidelines on 08/31/2024.

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 127 days, and reasonable exposure time was 10 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 127 days for the subject's general market area.

The average marketing time range was reported at 2 to 127 days, and reasonable exposure time was 10 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 revealed comparable sales were deemed similar in lot size and utility, therefore, zero dollar adjustments were warranted in the sales grid as comps 1-5 were similar in overall marketability and market appeal.

There were limited closed sale comparable sales with similar GLA/marketability as the subject in the past 12 months and 2 mile radius, thus, an expanded market data search was conducted and comparable sales used were deemed reliable and credible.

Through paired sales analysis the market indicated homes with two car garage did command higher prices/values versus homes with one car garage improvement thus adjustments warranted in the sales grid.

Through paired sales analysis the market indicated homes with FWA/None did command higher prices/values versus homes with Wall/None thus zero dollar adjustment warranted in the sales grid.

Comp 1 was reported in similar C4 condition to kitchen, baths, flooring and was adjusted for bath count.

Comp 2 was reported in similar C4 condition to kitchen, baths, flooring and was adjusted for GLA, cooling, garage.

Comp 3 was reported in similar C4 condition to kitchen, baths, flooring and was adjusted for GLA, cooling, sale concession.

Comp 4 was reported in superior C3 condition to kitchen, baths, flooring and was adjusted for superior condition, bath count, GLA, garage.

Comp 5 was reported in superior C3 condition to kitchen, baths, flooring and was adjusted for superior condition, sale concession, GLA, cooling.

There was used a lack of closed sale comparable sales with similar GLA/marketability as the subject in the past 12 months and 2 mile radius, thus, an expanded market data search was conducted and comparable sales used were deemed reliable and credible.

Adjustments to C3 condition \$25,000 derived through paired sales analysis when the subject's general market area, thus, adjustments were warranted in the sales grid.

Adjustments to FWA/C.A/C \$6,000 were derived through paired sales analysis when the subject's general market area, thus, adjustments were warranted in the sales grid.

Adjustments to GLA of \$51/sf were derived through paired sales analysis when the subject's general market area, thus, adjustments were warranted in the sales grid.

Adjustments to half bath \$6,500 derived through paired sales analysis when the subject's general market area, thus, adjustments were warranted in the sales grid.

ADDENDUM

Borrower: WH1 LLC	File No.:	Ext1353WHarvard	
Property Address: 1353 W Harvard Place	Case No	o.:	
City: Ontario	State: CA	Zip: 91762	
Lender: Wedgewood Inc			

Adjustments to full bath \$14,000 derived through paired sales analysis when the subject's general market area, thus, adjustments were warranted in the sales grid.

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

MLS listing photos used for comps 1-5.

Comp 5 exceeded 8 months from the effective date of the inspection. Comp 5 is an older sale, 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.

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

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 was placed on comp 1 when considering when considering similar condition and 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 \$600,000.

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 127 days, and reasonable exposure time was 10 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.

Market Conditions Addendum to the Appraisal Report File No. Ext1353WHarvard

The purpose of this addendum is to provide the lender/client with		understanding of the	market trends and cor	nditio	ns prevalent in	the su	bject neignbon	nood.	This is	a required
addendum for all appraisal reports with an effective date on or af Property Address 1353 W Harvard Place	fter April 1, 2009.	City Onta	rio			State (CA Zip Co	10 Q	1762	
Borrower WH1 LLC		City Office	110			State (OA ZIPCO	ue o	1702	
Instructions: The appraiser must use the information require	ed on this form as the I	basis for his/her concl	usions, and must prov	vide s	support for thos	e conc	lusions, regard	ing h	ousing	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				Overall Trend		,	
Total # of Comparable Sales (Settled)	19	18	23	-	Increasing		Stable		≼—	lining
Absorption Rate (Total Sales/Months)	3.17	6.00	7.67	X	Increasing		Stable		=	lining
Total # of Comparable Active Listings Months of Housing Supply (Total Listings/Ab.Rate)	0.63	6 1.00	8 1.04		Declining Declining	+	Stable Stable		Incre	easing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		Deciming	<u> </u>	Overall Trend		<u>V</u>) IIICI (asing
Median Comparable Sale Price	635,000	675,000	665,000		Increasing	_	Stable		Dec	lining
Median Comparable Sales Days on Market	11	12	13		Declining	\rightarrow	Stable		Incre	easing
Median Comparable List Price	640,000	669,500	644,000		Increasing	<u> X</u>	Stable	1	≼—	lining
Median Comparable Listings Days on Market Median Sale Price as % of List Price	55	3	17		Declining		Stable Stable	12	Incre	easing lining
Seller-(developer, builder, etc.)paid financial assistance prevaler	102.00% nt? Yes X	101.00% No	101.00%	H	Increasing Declining		Stable	╁	=	easing
Explain in detail the seller concessions trends for the past 12 m			from 3% to 5%, increa	asina				ndo fe		
An analysis was performed on 60 competing										
seller concessions. This analysis shows a ch							•			
Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	vos ovnlain (including	the trends in listings a	and c	aloc of foracion	od pro	nortice)			
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SUBJECT PROPERTY PHOTO ADDENDUM

 Borrower: WH1 LLC
 File No.:
 Ext1353WHarvard

 Property Address: 1353 W Harvard Place
 Case No.:

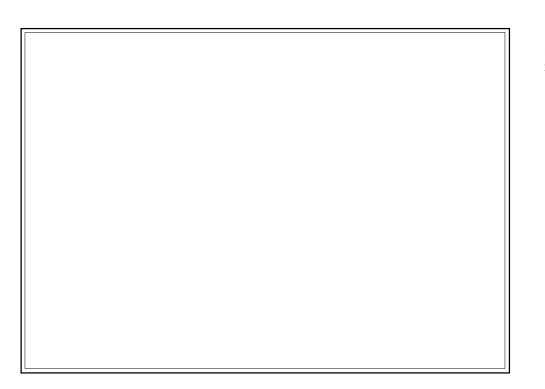
 City: Ontario
 State: CA
 Zip: 91762

 Lender: Wedgewood Inc



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: August 31, 2024 Appraised Value: \$ 600,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

 Borrower: WH1 LLC
 File No.:
 Ext1353WHarvard

 Property Address: 1353 W Harvard Place
 Case No.:

 City: Ontario
 State: CA
 Zip: 91762

 Lender: Wedgewood Inc



COMPARABLE SALE #1

10138 Benson Ave Montclair, CA 91763 Sale Date: s06/24;c05/24 Sale Price: \$ 585,000



COMPARABLE SALE #2

1438 W Flora St Ontario, CA 91762 Sale Date: s08/24;c08/24 Sale Price: \$ 596,000



COMPARABLE SALE #3

1025 N Oaks Ave Ontario, CA 91762 Sale Date: s07/24;c06/24 Sale Price: \$ 650,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: WH1 LLC		File No.: Ext1353WHarvard
Property Address: 1353 W Harvard Place		Case No.:
City: Ontario	State: CA	Zip: 91762
Lender: Wedgewood Inc		



COMPARABLE SALE #4

437 N Begonia Montclair, CA 91763 Sale Date: s07/24;c07/24 Sale Price: \$ 600,000



COMPARABLE SALE #5

5415 Harvard St Montclair, CA 91763 Sale Date: s01/24;c12/23 Sale Price: \$ 660,000

COMPARABLE SALE #6

Sale Date: Sale Price: \$

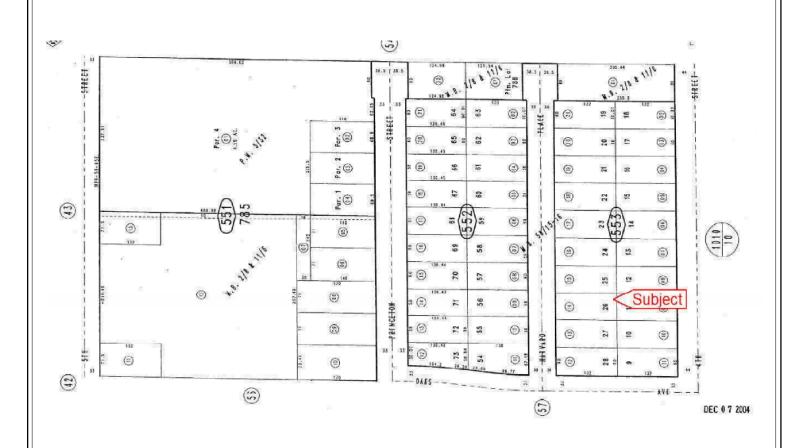
PLAT MAP

 Borrower: WH1 LLC
 File No.:
 Ext1353WHarvard

 Property Address: 1353 W Harvard Place
 Case No.:

 City: Ontario
 State: CA
 Zip: 91762

 Lender: Wedgewood Inc



LOCATION MAP



USPAP ADDENDUM

File No. Ext1353WHarvard

			USPAP ADD			
Property Ad City:	WH1 LLC ddress: <u>1353 W Harvard</u> Ontario Wedgewood Inc		San Bernardino	State:	CA	Zip Code: <u>91762</u>
APPRAIS	AL AND REPORTIDE	ENTIFICATION				
This repo	ort was prepared under	the following US	PAP reporting op	tion:		
X App	raisal Report	A written report p	repared under Standar	ds Rule 2-2(a).		
Res	tricted Appraisal Repor	t A written report p	repared under Standar	ds Rule 2-2(b)		
	The state of			(-)		
	able Exposure Time of a reasonable exposure tir	me for the subject prop	erty at the market value	e stated in this r	eport is: 10 d	ays
The avera	ge marketing time range	was reported at 2	to 127 days, and re	asonable exp	osure time v	was 10 days.
Addition	nal Certifications					
	performed NO services, as I immediately preceding acce			ng the property	that is the sub	oject of this report within the three-year
□ HA\	/E performed services, as ar	n appraiser or in anothe	er capacity, regarding t	ne property that	is the subject	of this report within the three-year
	I immediately preceding acce					
Addition	al Comments					
Addition	al Comments					
APPRAIS	SER:		Su	PERVISORY A	APPRAISER (only if required):
Signature	0.17			9		
Name: 1	Tamra Miller					
	ned: 09/02/2024 tification #: AR033837					
	License #:		0			
or Other	(describe):	State #:	S	tate:		
State: C		04/07/0000				or License:
Expiratior Effective	n Date of Certification or Lice Date of Appraisal: <u>08/31/20</u>	nse: <u>04/27/2026</u> 24	S	upervisory Appr Did Not		on of Subject Property: nly from street

Borrower: WH1 LLC
Property Address: 1353 W Harvard Place
City: Ontario
State: CA
City: 91762

Lender: Wedgewood Inc

HUDSON INSURANCE COMPANY

100 William Street, 5th Floor New York, NY 10038



REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

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

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

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-2AX-1013963 Renewal of:

1. Named Insured: Tamra Miller

2. Address: 2615 Bonnie Brae Ave

Claremont, CA 91711

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

2022

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

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

Claims Expense Limit of

Liability C. \$1,000,000 D. \$1,000,000

5. Deductible (Inclusive of Claims Expenses):

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

6. Policy Premium: \$680.00 State Taxes/Surcharges: \$0.00

7. Retroactive Date: October 21, 2022

2. Hallog

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

Hudson Insurance Group 100 William Street, 5th Floor New York, NY 10038 Fax: 646-216-3786

Email: hudsonclaims300@hudsoninsgroup.com

9. A. Program Administrator: Riverton Insurance Agency Corp.

B. Agent/Broker: OREP Insurance Services, LLC

(888) 347-5273

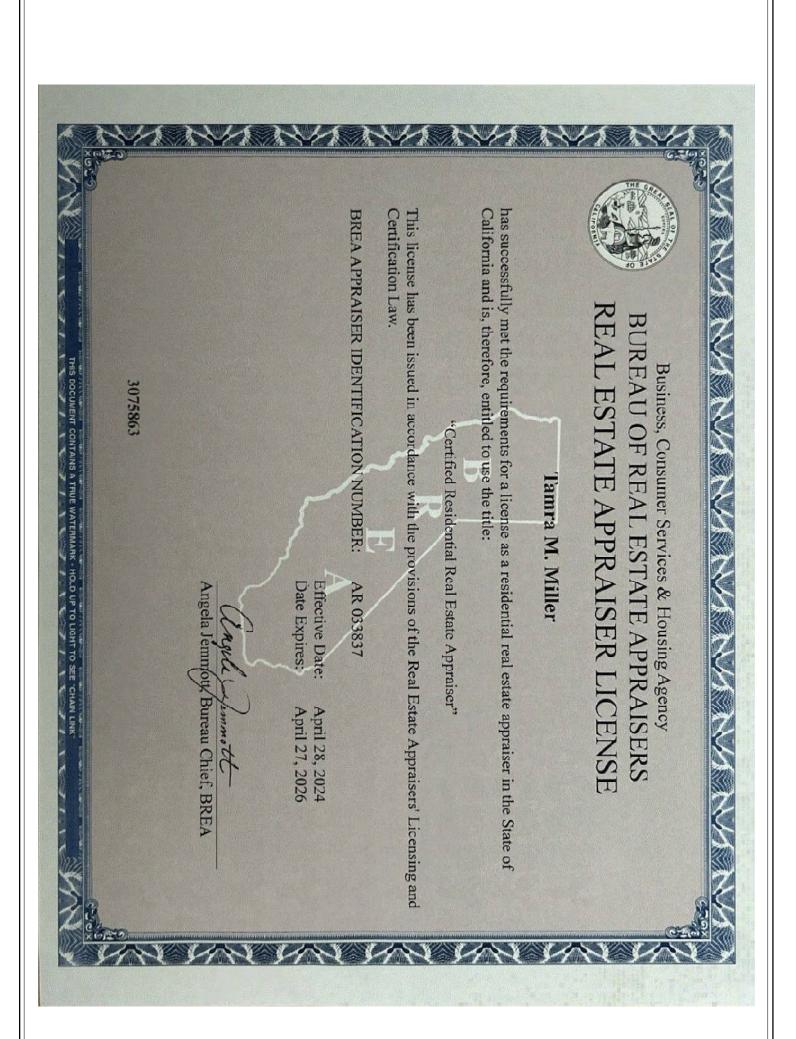
IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

President

Secretary

PRA100 (01/20)

Ext1353WHarvard Borrower: WH1 LLC File No.: Property Address: 1353 W Harvard Place
City: Ontario
Lender: Wedgewood Inc Case No.: State: CA Zip: 91762



FLOOD MAP

 Borrower: WH1 LLC
 File No.: Ext1353WHarvard

 Property Address: 1353 W Harvard Place
 Case No.:

 City: Ontario
 State: CA
 Zip: 91762



FLOOD INFORMATION

Community: City of Ontario

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 06071C8608H

Panel: 06071C8608

Zone: X

Map Date: 08-28-2008

FIPS: 06071

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: City:	State:	Case No.:	Zip:
Lender:			
PROPERTY TRANSFER HISTORY			
* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY * (may include properties that were considered but not utilized as compa	rables)		
10138 Benson Ave -No transfer history.			
1438 W Flora St -No transfer history.			
1025 N Oaks Ave -No transfer history.			
, 1			
Annraise Su	ipervisory Appraisei	: :	
	ame:		

AERIAL MAP

Borrower: WH1 LLC File No.: Ext1353WHarvard Property Address: 1353 W Harvard Place City: Ontario Case No.:

State: CA Zip: 91762

Lender: Wedgewood Inc

