APPRAISAL OF



LOCATED AT:

1405 Merganser Cir Corona, CA 92882

FOR:

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

BORROWER:

Champerey Real Estate 2015 LLC

AS OF:

September 20, 2024

BY:

Tamra Miller

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

File Number: ExtMerganser

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

1405 Merganser Cir Corona, CA 92882

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 September 20, 2024

is:

\$802,000 Eight Hundred Two 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

Exterior-Only Inspection Residential Appraisal Report File No. ExtMerganser

Th	ne purpose of this summary appraisal report is	to provide the femaleries		City Corona				
	Property Address 1405 Merganser Cir			ony Corona		Sta	ate CA Zip Coo	de 92882
	Borrower Champerey Real Estate 2015	SLLC Owner	of Public Recor	d Case Family Trus	st	Co	unty Riverside	
	Legal Description .25 ACRES IN LOT 63 I	MB 158/069 TR 20	966-2					
-	Assessor's Parcel # 112-172-020			Tax Year 2023		R.E	E. Taxes \$ 3,102	2
	Neighborhood Name Corona			Map Reference 574F4			nsus Tract 0418	
<u>မ</u>	Occupant X Owner Tenant Vacant	t Snocial	Assessments S			PUD HOA\$ 0		er year per month
SUBJEC				0		TOD HOA D		gi yearperillolilli
નું-	Property Rights Appraised X Fee Simple	=	r (describe)					
	Assignment Type Purchase Transaction	Refinance Transaction						
	Lender/Client Wedgewood Inc			nhattan Beach Blvd				278
	Is the subject property currently offered for sale or ha	as it been offered for sale in	the twelve mo	nths prior to the effective da	te of this app	raisal?	res [X]No	
	Report data source(s) used, offering price(s), and da	ate(s). Source: CRM	1LS/Public	Records				
	I did did not analyze the contract for sale	for the subject purchase tra	ansaction, Expl	ain the results of the analysi	is of the contr	act for sale or why	the analysis was r	not performed.
	. Guid Guid not disable the contract for said	To: the subject purchase the	anoaonom zapa	and the results of the analysis		aut for balls of filly	ino analysis was i	iot porroimou.
CONTRAC						<u> </u>	D : 0 ()	
≅.	Contract Price \$ Date of Cont			seller the owner of public re			Data Source(s)	
2	Is there any financial assistance (loan charges, sale		ayment assista	nce, etc.) to be paid by any	party on beha	alf of the borrower?	Yes L	No
ಠ	If Yes, report the total dollar amount and describe the	e items to be paid.						
f	Note: Race and the racial composition of the neig	ahborhood are not appra	isal factors					
ľ	Neighborhood Characteristics	у шинова аго посаррга		Housing Trends		One-Unit Hou	ising Pr	esent Land Use %
		Droporty Volus	Increasing	$\overline{}$	Declining	PRICE	-	
ø			= -					
٥		er 25% Demand/Supply	Shortage		Over Supply	\$(000)	(yrs) 2-4 Uni	
8	Growth Rapid X Stable Slow				Over 6 mths	670 Low	10 Multi-Fa	
NE GHBORHOOD	Neighborhood Boundaries The subject prop	erty neighborhood	is located	south of 91 Freewa	ıy, north	1,150 High	54 Comme	ercial 5 %
Ö	of Foothill Pkwy, west of 15 Freeway					802 Pred.	26 Other	%
#	Neighborhood Description See Attached Ad		· · · · ·					70
#	gsom soonpriori							
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	Market Conditions (including support for the above c	onclusions) See Attac	ched Adde	naum				
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	Dimensions 0.25 acres (See Plat Map)	4 4000						
	Billiensions 0:20 dolog (000 1 lat Map)	Area 1089	90 sf	Shape SI	Irregular		View N;Res;	
							View N;Res;	
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$\textbf{Exterior-Only Inspection Residential Appraisal Report} \qquad \textit{File No. ExtMerganser}$

		perties currently of										1,089			
	rable sale	es in the subject ne					ing in sa				670,000		,150,000		
FEATURE		SUBJECT		MPARAB		NO. 1					ALE NO. 2		COMPARABI		
1405 Merganser Ci			1183 Sh	,					plegate				Mangular		
Address Corona, CA	92882	2	Corona,	CA 92	2882		Coro	na,	CA 92	882		Coron	a, CA 92	882	
Proximity to Subject			0.52 mil	es SE			0.89	mile	es NW	'		0.04 m	niles SE		
Sale Price	\$				\$	785,000				\$	815,000			\$	850,000
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 504.8	32 sq. ft.			\$ 5	57.8	4 sq. ft.			\$ 373	3.46 sq. ft.		
Data Source(s)			CRMLS	#IG240	051019	DOM 7	CRM	1LS#	#IG241	1469	963;DOM 7	CRML	S#IG240	406	77;DOM 6
Verification Source(s)			Doc #16						4769/F				30249/Re		
VALUE ADJUSTMENTS	DF	SCRIPTION		RIPTION		(-) \$ Adjustment	-		RIPTION		+(-) \$ Adjustment		CRIPTION		+(-) \$ Adjustment
Sale or Financing			ArmLth			() ¢ / lajasimoni	Arml				· () ¢ / lajasunom	ArmLt			· () ¢ / iajasinom
Concessions			Conv;0				Conv		800		-17,800				0
Date of Sale/Time			s04/24;0	n3/24					07/24		17,000		l;c03/24		
Location	N·Fo	eder St;	N;Res;	000/21		0	N;Re		01721		0	N;Fee			
Leasehold/Fee Simple	-	Simple	Fee Sim	nle			Fee		nle			Fee Si			
Site	10890		11761 s			0	6970		pic		15,700				12,200
View	N;Res		N;Res;	1		0	N;Re				13,700	N;Res			12,200
	-	s, Traditional	DT1;Tra	ditiona	N.				ditiona	.		-	, raditiona	.	0
Design (Style)		Hauilionai		uiliona	11			, IIa	uiliona	11			Taulliona	I	
Quality of Construction	Q4		Q4				Q4					Q4			
Actual Age	38		40			0	48				05.000	35		-	0
Condition	C4		C4		_		C3	. 1			-35,000	C4		-	
Above Grade	Total Bd		Total Bdrms.	Baths			_	Bdrms.	Baths	-		Total Bdrn		+	10,000
Room Count	7 3	3 2.0	7 3	2.0		10 ====	7	3	2.0	-	01.555	8 4	0.0	\perp	-16,000
Gross Living Area		1,754 sq. ft.		,555 so	q. tt.	16,500		1,	,461 sq	q. ft.	24,000		2,276 sq	. ft.	-43,300
Basement & Finished	0sf		0sf				0sf					0sf			
Rooms Below Grade			_		\perp					_				_	
Functional Utility	Avera		Average				Aver			\dashv		Averag		\dashv	
Heating/Cooling	FWA/		FWA/CA				FWA					FWA/0			
Energy Efficient Items	Applia		Appliand				Appl		es			Applia			
Garage/Carport	3ga3		3ga3dw				2ga2				0	3ga3d			
Porch/Patio/Deck	Patio/	/Deck	Patio/De	eck			Patio)/De	ck			Patio/[Deck		
					\perp										
Net Adjustment (Total)			X +		\$	16,500	-			\$	13,100	+	X -	\$	47,100
Adjusted Sale Price			Net Adj.	2.1%			Net Ad	,	-1.6%			Net Adj.	-5.5%		
of Comparables I X did did not res		e sale or transfer h	Gross Adj.	2.1%		801,500				\$	801,900	Gross Adj	8.4%	\$	802,900
My research X did Data source(s) Realist My research X did Data source(s) Realist	did not r						•	·			ve date of this approper of the comparable				
Report the results of the res	earch an	nd analysis of the p	rior sale or tr	ansfer his	story of the	e subject prope	ty and o	compa	arable sal	les (re	eport additional prio	r sales on	page 3).		
ITEM			BJECT			MPARABLE SA					ARABLE SALE NO.			RABLI	E SALE NO. 3
Date of Prior Sale/Transfer		09/21/2023										0:	2/28/202	4	
Price of Prior Sale/Transfer		\$0										\$	0		
Data Source(s)		Realist			Realis	t			Reali	ist		R	lealist		
Effective Date of Data Source	ce(s)	09/20/2024			09/20/				09/20				9/20/202		
Analysis of prior sale or tran	sfer histo	ory of the subject p	roperty and o	comparabl	le sales	Prior sal	e tran	sfer	for the	e su	ıbject property	on 09	/21/2023	for	\$0 as a
Grant Deed Seller:															
in the past 12 mont													orted sal	e tra	ansfer on
03/28/2024 for \$61	5,000	as a grant de	ed in ave	erage c	conditio	n and sinc	e upd	atec	d to kite	cher	n, baths, floor	ing.			
Summary of Sales Compari	son Appr	roach. See co	mments	- Sumn	mary O	f Sales Co	mpari	ison	Appro	ach	1				
Indicated Value In Columb	omne ='	n Annras-L A	000.0	100											
Indicated Value by Sales Co			802,0							·00 -	770				
Indicated Value by: Sale for Final Reconcilia		arison Approach	» 8(02,000	Cost A	pproach (if de	/eloped	1)\$	/	99,1	773 Income Ap	proach (if	developed)	\$	
ioi Final Reconcilla	uon.														
This appraisal is made	as is,	_ ,									dition that the impro	$\overline{}$	ave been co		
inspection based on the ext			-											y	qu ou
	_	· 				· 									
Based on a visual inspe	ction of	the exterior are	as of the su	ıbject pro	operty f	rom at least ti	ne stree	et, de	efined so	cope	of work, stateme	ent of ass	sumptions a	and I	imiting
conditions, and apprais	er's cer	tification, my (o				alue, as define				-	=	of this r	eport is \$		802,000

Exterior-Only Inspection Residential Appraisal Report File No. ExtMerganser

	of this appraisal report is the Lender/Client. The Intended Use is to				
evaluate the property that is the subject of this appraisal for a morton purpose of the appraisal, reporting requirements of this appraisal re					
Users are identified by the appraiser. Clarification of Intended Use a					
The application of the first application of the first account of the fir	The Interlace Cook.				
ClearCapital.com, Inc. California AMC Registration/License # 1256	Fee Disclosure: The appraiser received \$220 fee (minus \$20				
technology fee applied) for this assignment.					
The appraiser is based in Claremont, CA. The appraiser is located within 32 miles from the property and has 20 years appraising in the					
market, thus, geographically competent.					
On March 13, 2020, the United States Government declared a Nation	onal Emergency Concerning the NovelCoronavirusDisease (COVID-				
	ation and is being performed using historical comparable sales and				
considering active listing and pending sales in the appraiser conclu					
outbreak, the future impact to property values (and valuation) is no					
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	reparation of the appraisal.				
	E (not required by Fannie Mae)				
Provide adequate information for the lender/client to replicate the below cost figures and calculate	ons.				
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	ons. imating site value) The remaining economic life (REL) is estimated at				
Provide adequate information for the lender/client to replicate the below cost figures and calculate	ons. imating site value) The remaining economic life (REL) is estimated at				
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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 <u>2615 Bonnie Brae Ave</u> 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 09/21/2024 Date of Signature State Certification # _ Effective Date of Appraisal 09/20/2024 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 Did not inspect exterior subject property 1405 Merganser Cir Corona, CA 92882 Did inspect exterior of subject property from street Date of Inspection APPRAISED VALUE OF SUBJECT PROPERTY \$_ 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. ExtMerganser

FEATURE		UBJI	ECI				SALE NO. 4	CO	MPARABLE S	SALE NO. 5		COMPARABLE S	ALE NO. 6
1405 Merganser Ci				2411 F									
Address Corona, CA	92882			Corona			2						
Proximity to Subject				0.26 m	iles NV								
Sale Price	\$					\$	837,000		\$			\$	
Sale Price/Gross Liv. Area	\$	0	.00 sq. ft.					\$	sq. ft.		\$	sq. ft.	
Data Source(s)							9460;DOM 11						
Verification Source(s)				Doc #1	67622/	Rea	alist						
VALUE ADJUSTMENTS	DE:	SCRI	PTION	DES	CRIPTION		+(-) \$ Adjustment	DESCI	RIPTION	+(-) \$ Adjustment	D	ESCRIPTION	+(-) \$ Adjustment
Sale or Financing				ArmLth	1								
Concessions				Cash;2	000		-2,000						
Date of Sale/Time				s06/24	;c05/24	ļ							
Location	N;Fee	der	St;	N;Res;			0						
Leasehold/Fee Simple	Fee S			Fee Si	mple								
Site	10890			7841 s			12,200						
View	N;Res			N;Res;	-		12,200						
Design (Style)	DT1;T		itional	DT1;Ti	adition	al							
Quality of Construction	Q4	·uu	itioriai	Q4	adition	<u> </u>							
Actual Age	38			47			0						
Condition	C4			C3			-35,000						
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Rooms Below Grade	Δ.			A							-		
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Heating/Cooling	FWA/			FWA/C							_		
Energy Efficient Items	Applia		s	Appliar						1			
Garage/Carport	3ga3d			2ga2d			0						
Porch/Patio/Deck	Patio/l	Dec	k	Patio/D	eck								
Net Adjustment (Total)				+	X -	\$	8,900	+	- \$			+	
Adjusted Sale Price				Net Adj.	-1.1%	,	,	Net Adj.	%		Net A	dj. %	
of Comparables				Gross Adj.			828,100		% \$		Gross		
ITEM			SII	BJECT			COMPARABLE SA			PARABLE SALE NO			E SALE NO. 6
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Uniform Appraisal Dataset Definitions

File No. ExtMerganser

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.

Abbreviat	ions Used in Data Sta	ndardization Text			
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
С	Contracted Date	Date of Sale/Time	rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
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
е	Expiration Date	Date of Sale/Time	Short	Short Sale	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 GR	Garage - Detached Garden Structure	Garage/Carport	WO	Walk Up Basement	Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade
GlfCse	Golf Course	Design(Style) Location	wu WtrFr	Walk Up Basement Water Frontage	Location
Glfvw	Golf Course View	View	Wtr	Water View	View
HR	High Rise Structure	Design(Style)	W	Withdrawn Date	Date of Sale/Time
Ind	Industrial	Location & View	Woods	Woods View	View
IIIu	maastiai	Eddalon & view	Woods	WOODS VIEW	VICVV
Other App	oraiser-Defined Abbre	viations			
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ADDENDUM

Borrower: Champerey Real Estate 2015 LLC	F	File No.: ExtMerganser
Property Address: 1405 Merganser Cir	C	Case No.:
City: Corona	State: CA	Zip: 92882
Lender: Wedgewood Inc		

Neighborhood Description

The general neighborhood consists of predominantly one and two story story single family residences. Most of the houses were built during the 1970's through 2000'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/DataQuick News Source reported increases of prices and values 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 1 to 43 days, and reasonable exposure time was 12 days. Source:Corelogic/Realist/MLS/DataQuick News

Extra Comments

Exterior inspection was performed per engagement guidelines on 09/20/2024.

Through analyzation of numerous comps through matched paired sales analysis, it was determined that the subject's reasonable marketing time was reported between 1 to 43 days, and reasonable exposure time was 12 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 1 to 43 days for the subject's general market area.

Summary Of Sales Comparison Approach

All comparables utilized in this report are most relevant and credible 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 sale 1 was deemed similar in lot utility/similar lot size, therefore, zero dollar adjustments were warranted in the sales grid as comps were similar in overall marketability and market appeal. Comp 2, 3, 4 were adjusted for differences.

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

Comp 2 was reported in superior condition to kitchen, baths, flooring upgrades and was adjusted for sale concession, GLA, condition, lot size.

Comp 3 was reported in similar condition to kitchen, baths, flooring and was adjusted for lot, bath count, GLA.

Comp 4 was reported in superior condition to kitchen, baths, flooring upgrades and was adjusted for sale concession, GLA, condition, lot size.

Comps MLS listing photo were used in the sales grid.

The Corelogic/Realist/MLS/DataQuick News Source reported increases of prices and values of 0.4% for the past 6 months and continued into all four quarters of 2023 in the general market area. Comps 1 and 3 exceed 6 months from the effective date of the inspection was used due to a lack of closed sales similar in marketability, GLA, year built in the past 12 months and 2 mile radius. However no time adjustment 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.

The subject and comp 3 are located along feeder street. Through paired sales analysis the market indicated homes located along feeder street did not command lower prices/values versus homes within interior tract neighborhood 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 and the best indicator of value was placed on comp 1 when considering when considering similar GLA. Good support from comp 3 when considering immediate market area.

The opinion of value was not derived by averaging methodology, rather most weight to value of comparable sale 1 in sales comparison approach. Good support from comp 2.

After all other adjustments were made an as-is opinion of value is \$802,000.

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)

ADDENDUM

Borrower: Champerey Real Estate 2015 LLC		File No.: ExtN	Merganser
Property Address: 1405 Merganser Cir City: Corona	State: CA	Case No.:	Zip: 92882
Lender: Wedgewood Inc	State. CA		Zip. 92002
The average marketing time range was reported at 1 to 43 days	, and reasonab	le exposure	time was 12 days.
Final Reconciliation			
The sales comparison approach is the best indicator to value. T new and proposed construction, thus, the cost approach was give owner occupied and the neighborhood is predominately owner unincome approach were not utilized in the report. Land to value area. No adverse affect to marketability.	ven secondary vusers. Thus, the	weight to val	ue. The property is I multiplier (GRM) and

Market Conditions Addendum to the Appraisal Report File No. ExtMerganser

The purpose of this addendum is to provide the lender/client with		understanding of the	market trends and con-	ditions prevalent in	ine suc	oject neighborh	ood. ¯	nis is a required
addendum for all appraisal reports with an effective date on or af Property Address 1405 Merganser Cir	ter April 1, 2009.	City Coro	na		State C	CA Zip Cod	e 9 2	882
Borrower Champerey Real Estate 2015 LLC		5, 5.		·		2.		
Instructions: The appraiser must use the information require						-	-	-
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				s seasonal markets			reclos	sures, etc.
Inventory Analysis Total # of Comparable Sales (Settled)	Prior 7-12 Months	Prior 4-6 Months 4	Current - 3 Months 4	Increasing		Overall Trend Stable		Declining
Absorption Rate (Total Sales/Months)	2.50	1.33	1.33	Increasing	_	Stable	╫	Declining
Total # of Comparable Active Listings	1	2	7	Declining		Stable	X	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.40	1.50	5.26	Declining		Stable	X	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		_	Overall Trend	1	DIlinian
Median Comparable Sale Price Median Comparable Sales Days on Market	842,500 7	905,000 9	897,500 20	Increasing Declining	=	Stable Stable	X	Declining Increasing
Median Comparable List Price	945,000	999,000	925,000	Increasing	$\overline{}$	Stable		Declining
Median Comparable Listings Days on Market	14	16	31	Declining		Stable	X	Increasing
Median Sale Price as % of List Price	89.00%	91.00%	97.00%	X Increasing	\Rightarrow	Stable	1	Declining
Seller-(developer, builder, etc.)paid financial assistance prevaler		No	204 : 504 !	Declining		Stable	<u> </u>	Increasing
Explain in detail the seller concessions trends for the past 12 m An analysis was performed on 23 competing								
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An analysis was performed on 23 competing	sales over the	past 12 months	. For those sales	s, a total of U.C	J% W	ere reporte	ea to	be REO.
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	orted in the CRI	MLS system (us	ing an effective	date of 09/20	/202/	4		
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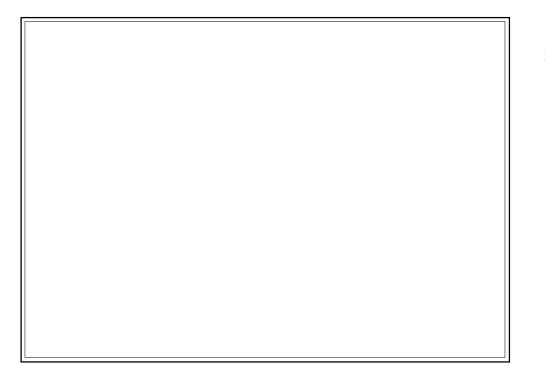
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Champerey Real Estate 2015 LLC
Property Address: 1405 Merganser Cir
City: Corona
Lender: Wedgewood Inc

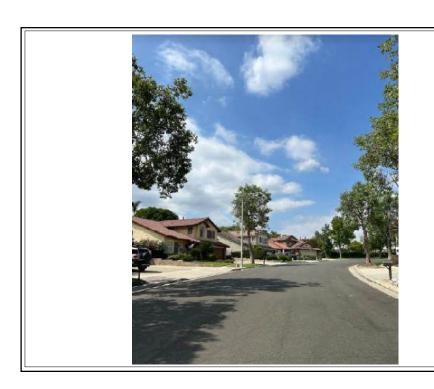


FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: September 20, 2024 Appraised Value: \$ 802,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Champerey Real Estate 2015 LLC	File	No.: ExtMerganser
Property Address: 1405 Merganser Cir	Ca	se No.:
City: Corona	State: CA	Zip: 92882
Lender: Wedgewood Inc		•



COMPARABLE SALE #1

1183 Shady Mill Rd Corona, CA 92882 Sale Date: s04/24;c03/24 Sale Price: \$ 785,000



COMPARABLE SALE #2

2072 Applegate Dr Corona, CA 92882 Sale Date: s08/24;c07/24 Sale Price: \$ 815,000



COMPARABLE SALE #3

2601 Mangular Ave Corona, CA 92882 Sale Date: s03/24;c03/24 Sale Price: \$ 850,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Champerey Real Estate 2015 LLC	File No	D.: ExtMerganser	
Property Address: 1405 Merganser Cir	Case I	No.:	
City: Corona	State: CA	Zip: 92882	
Lender: Wedgewood Inc		•	



COMPARABLE SALE #4

2411 Peacock Lane Corona, CA 92882 Sale Date: s06/24;c05/24 Sale Price: \$ 837,000

COMPARABLE SALE #5

Sale Date: Sale Price: \$

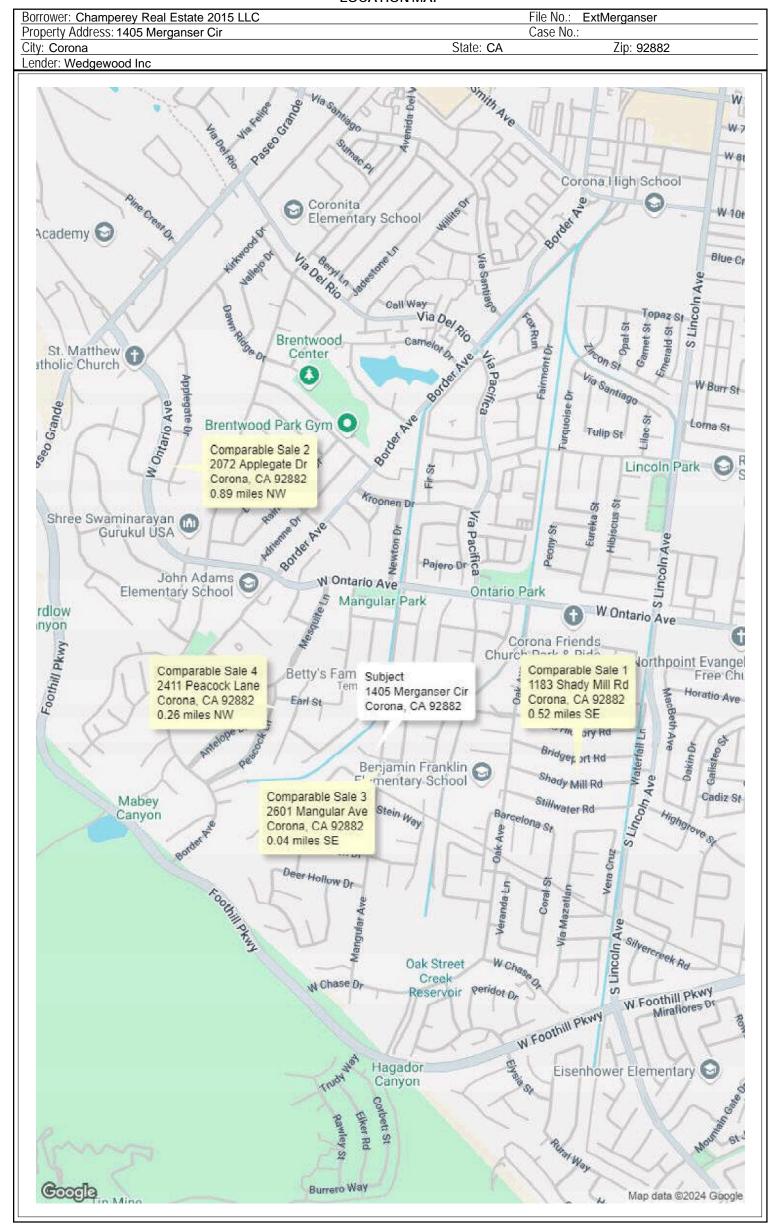
COMPARABLE SALE #6

Sale Date: Sale Price: \$

PLAT MAP

Borrower: Champerey Real Estate 2015 LLC	File No.: ExtMerganser	
Property Address: 1405 Merganser Cir	Case No.: State: CA Zip: 92882	
City: Corona Lender: Wedgewood Inc	State. On 21p. 92002	
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LOCATION MAP

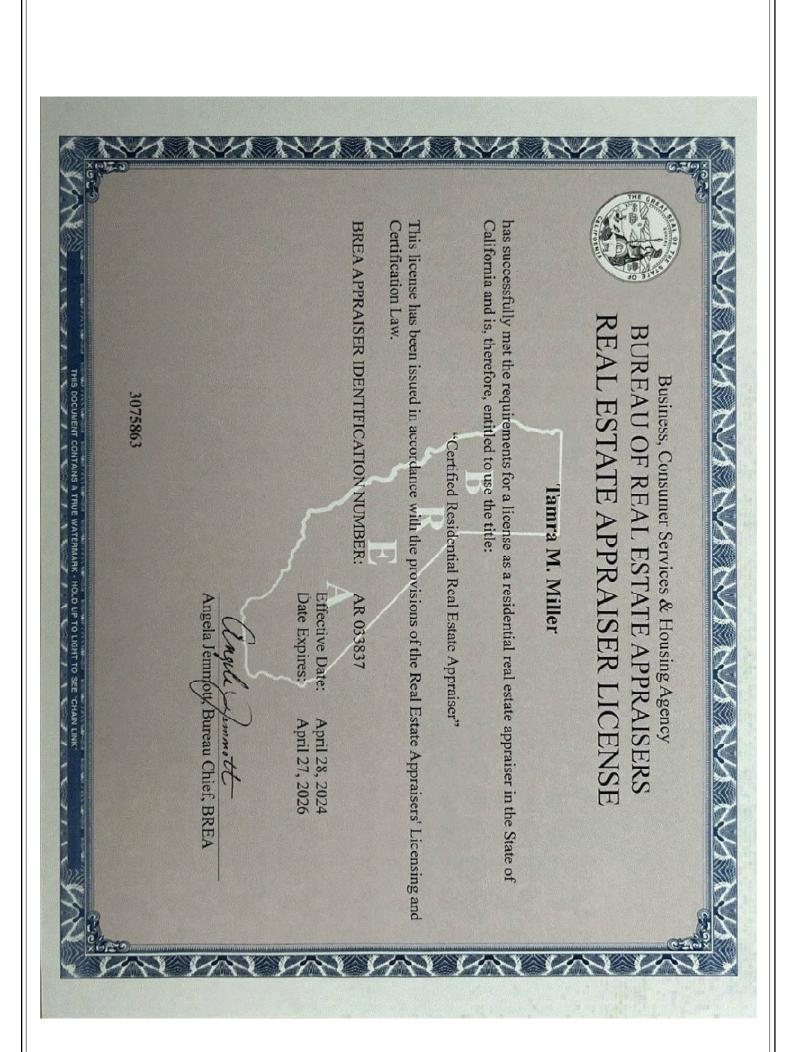


USPAP ADDENDUM

File No. ExtMerganser

			USPAPA	DDEINDOM		
	Champerey Real Estate 2					
	ddress: <u>1405 Merganser C</u> Corona		Riverside	State:	<u>C</u> A	Zip Code: 92882
	Wedgewood Inc	County.	Riverside	State.	CA	zip code. <u>92002</u>
A DDD A 10	AL AND DEDOCTION	NITIEIO A TION				
	SAL AND REPORT IDE		DAD roporting	a ontion:		
_	ort was prepared under	_	-	-		
	raisal Report		•	andards Rule 2-2(a).		
☐ Res	tricted Appraisal Report	A written report pr	epared under Sta	andards Rule 2-2(b).		
	able Exposure Time of a reasonable exposure tim	e for the subject prope	erty at the marke	t value stated in this r	eport is: 12 da	ays
	ige marketing time range				•	
THE avera	ige marketing time range	was reported at 1 i	0 43 uays, and	reasonable expo	sure ume wa	is 12 days.
Addition	nal Certifications					
		n annraiser or in any	other canacity, re	egarding the property	that is the suhi	ject of this report within the three-year
	d immediately preceding accep			garding the property	mat is the subj	cet of this report within the three-year
·			11			
	VE performed services, as an a dimmediately preceding accep					of this report within the three-year
pondo	inimodiatory proceding decop	ranos or ans assignm	0111. 111030 301 VIC	os are described in a	io dominionto L	75.0W.
Addition	al Comments					
APPRAIS	SER:			SUPERVISORY A	PPRAISER (d	only if required):
	1 70					
Signature				Signature:		
Name:	Tamra Miller			Name:		
Date Sign	ned: 09/21/2024 rtification #: AR033837					
	License #:					
or Other	(describe):	State #:		State:		
State: C	CA n Date of Certification or Licen	na. ηΔ/27/2η26				or License:
Expiration Effective	n Date of Certification or Licen Date of Appraisal: <u>09/20/202</u>	.se: <u>04/21/2020</u> .4		Supervisory Appr Did Not		n of Subject Property: nly from street
						,

Borrower: Champerey Real Estate 2015 LLC File No.: ExtMerganser Property Address: 1405 Merganser Cir City: Corona Lender: Wedgewood Inc Case No.: State: CA Zip: 92882



			_	
Borrower: Champerey Real Estate 2015 LLC	File No	o.: ExtMerganser		
Property Address: 1405 Merganser Cir	Case I	Case No.:		
City: Corona	State: CA	Zip: 92882		
London W. L. L. L.				

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 4D. \$ 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 sent to:

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:

Authorized Representative

N DEC 40000 04 22 Page 1 of 1

FLOOD MAP

Borrower: Champerey Real Estate 2015 LLC
Property Address: 1405 Merganser Cir
City: Corona
State: CA
Lender: Wedgewood Inc

Potomac Dr.

Hearmaide Dr.

Hearmaide Dr.

Hearmaide Dr.

Subject
1405 MERGANSER CIR
CORONA, CA 92882

Alee Cir.

Trosical Penguin

And Containing Corona, Care 92882

Benjamin Frenklin Corona, Care 92882

Benjamin Frenklin Corona, Care 92882

FLOOD INFORMATION

Community: City of Corona

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 06065C1351G

Panel: 06065C1351

Zone: X

Map Date: 08-28-2008

FIPS: 06065

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest

= Water

Oak Ave

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.

AERIAL MAP

Borrower: Champerey Real Estate 2015 LLC
Property Address: 1405 Merganser Cir
City: Corona
Lender: Wedgewood Inc File No.: ExtMerganser Case No.: State: CA Zip: 92882

