

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	2104 N Ray Street, Wasilla, AK 99623	Order ID	6490137	Property ID	27792818
Inspection Date	01/15/2020	Date of Report	01/17/2020		
Loan Number	34821	APN	6312B02L001		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Matanuska-Susitna		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.14.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.14.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Property Fund	Condition Comments	Property is just over 40 years old. Appears to be built with above average building standards. Also appears to have all routine maintenance and up keep completed through the years. No apparent damage noted. An as-built survey was not provided for review. Easements appear typical. There were no apparent or disclosed encroachments. The subject site is a typical lot for the area.
R. E. Taxes	\$2,655		
Assessed Value	\$198,000		
Zoning Classification	RR - Rural Resident		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Locked up and Old MLS Lock box on the Property.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	Area mostly consistent of Single Family dwellings. Area lot sizes vastly varied, due to slow development over the years. Lots sizes vary from 0.5 - 2.5 acres. Using comps in this area it is common to use comps of different sizes base on \$per square footage average for the area. Most homes built from late 70s to early 10s. There is the occasional new construction home but it is not common practice or being developed. Area REO sales are less than 5%.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$46,000 High: \$245,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2104 N Ray Street	4330 N Tote Street	8320 S Kingfisher Drive	319 E Foxtail Circle
City, State	Wasilla, AK	Wasilla, AK	Wasilla, AK	Wasilla, AK
Zip Code	99623	99623	99623	99654
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.44 ¹	8.59 ¹	10.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$250,000	\$259,500	\$318,000
List Price \$	--	\$242,500	\$265,000	\$299,900
Original List Date		09/27/2019	10/25/2019	11/02/2019
DOM · Cumulative DOM	-- · --	78 · 112	20 · 84	61 · 76
Age (# of years)	46	36	15	15
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,464	2,304	2,112	2,248
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 3	3 · 2
Total Room #	7	7	7	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.44 acres	0.94 acres	1.40 acres	1.62 acres
Other	--	--	--	--

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** 3 bathrooms make this the perfect home for a large family. Open floor plan in the main living area with vaulted ceilings, beautiful wood accents and flooring through-out the home. Cozy wood stove in the living room, large master with walk-in closet, see more.. More... Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt; Shingle; Metal Foundation Type: Block Floor Style: Multi-Level Garage Type: Attached Carport Type: None Heat Type: Stove; Baseboard Fuel Type: Oil; Wood Sewer Type: Septic Tank Water-Type: Well Access Type: Gravel; Maintained Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available Features-Interior: BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Den &/Or Office; Dishwasher; Family Room; Range/Oven; Smoke Detector(s); Vaulted Ceiling; Washr&/Or Dryer Hkup Flooring: Carpet; Laminate Flooring Features-Additional: Private Yard; Covenant/Restriction; Deck/Patio; Fire Service Area; Road Service Area; RV Parking
- Listing 2** This home has many windows allowing for ample natural light! The main house has three bedrooms and the MIL is one bedroom/one bath. The two car garage was converted into living space but can be converted back (seller still has the bay door). Detached shop. Home is handicap accessible. New water tank, softener, reverse osmosis system, carpet 1 year ago Residential Type: Single Family Res Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Metal Foundation Type: All Weather Wood; Poured Concrete Floor Style: Ranch-Traditional Garage Type: Attached; Detached; Heated Carport Type: None Heat Type: Stove; Kerosene/Oil Heater Fuel Type: Electric; Natural Gas; Wood Sewer Type: Septic Tank Water-Type: Private; Well Dining Room Type: Breakfast Nook/Bar; Area Access Type: Gravel; Maintained Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): Cash; Conventional; FHA; VA Features-Interior: BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Den &/Or Office; Dishwasher; Electric; Freezer-Stand Alone; Gas Cooktop; Jetted Tub; Microwave (B/I); Range/Oven; Refrigerator; Security System; Smoke Detector(s); Telephone; Vaulted Ceiling; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Window Coverings; Wood Stove; Workshop Flooring: Carpet; Laminate Flooring Features-Additional: Fenced Yard; Private Yard; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; Generator; Handicap Accessible; Mother-in- Law Apt; Road Service Area; Satellite Dish; Senior-Age Qualified; Shed; Storage Space/Unit; TV Antenna; RV Parking
- Listing 3** Large open great room Extra tall ceilings. Wired for data and sound. Split bedroom plan. Master is extra large, walk in closet, large bath with jetted tub, shower and dbl sinks. Oversized 3 car gar with deep sink and extra 220 outlets. Covered front and rear decks. Laundry room and plenty of storage. Mountain Views Residential Type: Single Family Res Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Block Floor Style: Ranch-Traditional; Other - See Remarks Garage Type: Attached Carport Type: None Heat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Lift Station; Septic Tank Water-Type: Well Dining Room Type: Breakfast Nook/Bar; Formal Access Type: Gravel; Maintained View Type: Mountains Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; Lease/Op to Purchase; VA Mortgage Info: EM Minimum Deposit: 2,500 Features-Interior: BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Dishwasher; Electric; Family Room; Gas Fireplace; Jetted Tub; Microwave (B/I); Pantry; Range/Oven; Refrigerator; Smoke Detector(s); Telephone; Vaulted Ceiling; Washer &/Or Dryer; Wired Audio; Wired Data; Laminate Counters Flooring: Carpet Features-Additional: Fenced Yard; Private Yard; Cable TV; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; Home Warranty; Horse Property; Landscaping; Road Service Area; Shed; View; RV Parking

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2104 N Ray Street	1341 S Countrywoods Estates	8254 S Ira Drive	2891 S Rue De La Paix Loop
City, State	Wasilla, AK	Wasilla, AK	Wasilla, AK	Wasilla, AK
Zip Code	99623	99623	99623	99623
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.53 ¹	8.59 ¹	6.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$270,000	\$265,000	\$329,999
List Price \$	--	\$270,000	\$260,000	\$299,500
Sale Price \$	--	\$258,000	\$265,000	\$299,500
Type of Financing	--	Cash	Va	Fha
Date of Sale	--	08/16/2019	06/10/2019	09/13/2019
DOM · Cumulative DOM	-- · --	52 · 63	26 · 95	125 · 163
Age (# of years)	46	15	36	15
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,464	2,464	2,315	2,227
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	3 · 2	4 · 3
Total Room #	7	7	6	7
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.44 acres	1.04 acres	0.94 acres	0.99 acres
Other	--	--	--	--
Net Adjustment	--	-\$31,900	-\$13,982	-\$28,967
Adjusted Price	--	\$226,100	\$251,018	\$270,533

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Garage #-10000 Year Built-18600 Acres-3300 Very well cared for property with new septic & leach field in 2017. Very large downstairs living space. Sunny back deck that was just re-finished. Home on 1 acre lot with tons of storage! Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Poured Concrete Floor Style: Ranch-Raised Garage Type: Attached; Heated Carport Type: None Heat Type: In-Floor Heat Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Private; Well Dining Room Type: Area Access Type: Dedicated Road; Dirt; Paved; Maintained Topography: Level; Rolling Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 2,700 Docs Avl for Review: As-Built; Docs Posted on MLS; Prop Discl Available Features-Interior: Basement; BR/BA on Main Level; CO Detector(s); Den &/Or Office; Dishwasher; Electric; Family Room; Fireplace; Gas Cooktop; Microwave (B/I); Range/Oven; Refrigerator; Security System; Smoke Detector(s); Telephone; Vaulted Ceiling; Washer &/Or Dryer; Water Softener; Window Coverings Flooring: Carpet; Laminate Flooring Features-Additional: Fenced Yard; Private Yard; Cable TV; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; Greenhouse; Home Warranty; Road Service Area; Shed; RV Parking
- Sold 2** SF-Res+4768 Garage #-10000 Year Built-6000 Acres-2750 Dormer windows let lots of light into the spacious living room. Large master suite with his & her walk in closets, storage Manual generator & air compressor stay. Residential Type: Single Family Res Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Block Floor Style: Ranch-Traditional Garage Type: Attached Carport Type: None Heat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Well Dining Room Type: Breakfast Nook/Bar; Area Access Type: Dedicated Road; Gravel; Maintained Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): Cash; Conventional; FHA; VA; VA 000 Down Mortgage Info: EM Minimum Deposit: 2,600 Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available; Survey; Well & Septic Test Features-Interior: BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Dishwasher; Disposal; Electric; Microwave (B/I); Range/Oven; Refrigerator; Smoke Detector(s); Vaulted Ceiling; Washer &/Or Dryer; Water Softener; Window Coverings Flooring: Laminate Flooring Features-Additional: Fenced Yard; Deck/Patio; Motion Lighting; Satellite Dish; Paved Driveway
- Sold 3** SF-Res+7584 Garage #-10000 Year Built-18600 Acres-3025 Amt-SlrPdByrClsgCost-4926 Enjoy 2 master suites (perfect if you have grandparents living with you or a child you love to spoil), vaulted ceilings, wide hallways, spacious kitchen with eating bar and pantry (stainless steel appliances), gas heat, gas fireplace in living room, and more! More... Residential Type: Single Family Res Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Block; Poured Concrete Floor Style: Ranch-Traditional Garage Type: Attached; Heated Carport Type: None Heat Type: Forced Air; Other - See Remarks Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Private; Well Dining Room Type: Breakfast Nook/Bar; Area Access Type: Gravel; Paved; Maintained Topography: Level; Sloping Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA; VA 000 Down Mortgage Info: EM Minimum Deposit: 2,000 Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available; PUR 102; Soils Test Features-Interior: Air Exchanger; BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Den &/Or Office; Dishwasher; Disposal; Electric; Fireplace; Gas Cooktop; Gas Fireplace; Humidifier; Jetted Tub; Microwave (B/I); Pantry; Range/Oven; Refrigerator; Security System; Smoke Detector(s); Telephone; Vaulted Ceiling; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Water Purification; Water Softener; Window Coverings; Wired Audio; Workshop; Laminate Counters Flooring: Carpet; Laminate Flooring; Ceramic Tile Features-Additional: Fenced Yard; Private Yard; Cable TV; Chicken Coop; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Pit; Fire Service Area; Garage Door Opener; Generator; Horse Property; Landscaping; Lot-Corner; Road Service Area; Shed; RV Parking

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last listed on 10/24/2019 @\$274900 and cancelled on 12/24/2019 @\$269900.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$250,000	\$250,000
Sales Price	\$245,000	\$245,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
<p>The valuation of the subject property assumes (1) seller- financing is or would be available on a real estate note or contract, (2) a reasonably motivated and unrelated buyer, (3) a 5-10% down payment, (4) a borrower with at least fair (but not necessarily conforming) credit, and (5) an average marketing time for comparable properties in this market. Property styles for Alaska are widely varying. It is common practice to use different styles in valuation as most important factor is GLA. Similar styles and square footage even in the same subdivision are hard to find. Alaska homes vary widely from year built to size. It is typical to use comps with this distance without tainting the worth of Value. Best Comps used for the current market and weather conditions. These comps are within acceptable tolerance and are easily considered worthy for Valuation.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



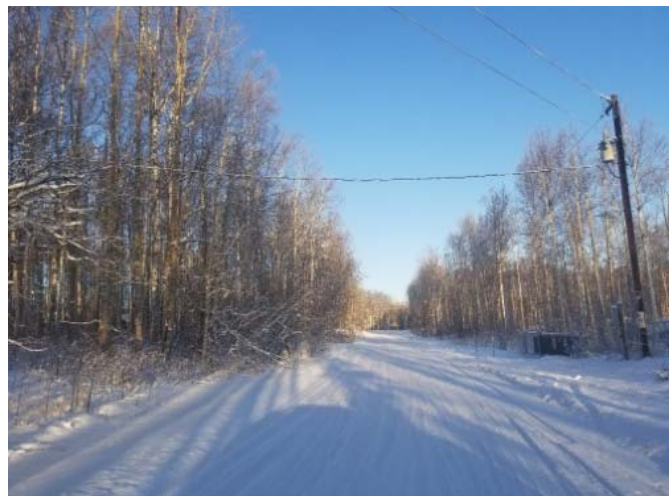
Side



Side



Street



Street

Listing Photos

L1 4330 N Tote Street
Wasilla, AK 99623



Front

L2 8320 S Kingfisher Drive
Wasilla, AK 99623



Front

L3 319 E Foxtail Circle
Wasilla, AK 99654



Front

Sales Photos

S1 1341 S Countrywoods Estates
Wasilla, AK 99623



Front

S2 8254 S Ira Drive
Wasilla, AK 99623



Front

S3 2891 S Rue De La Paix Loop
Wasilla, AK 99623



Front

ClearMaps Addendum

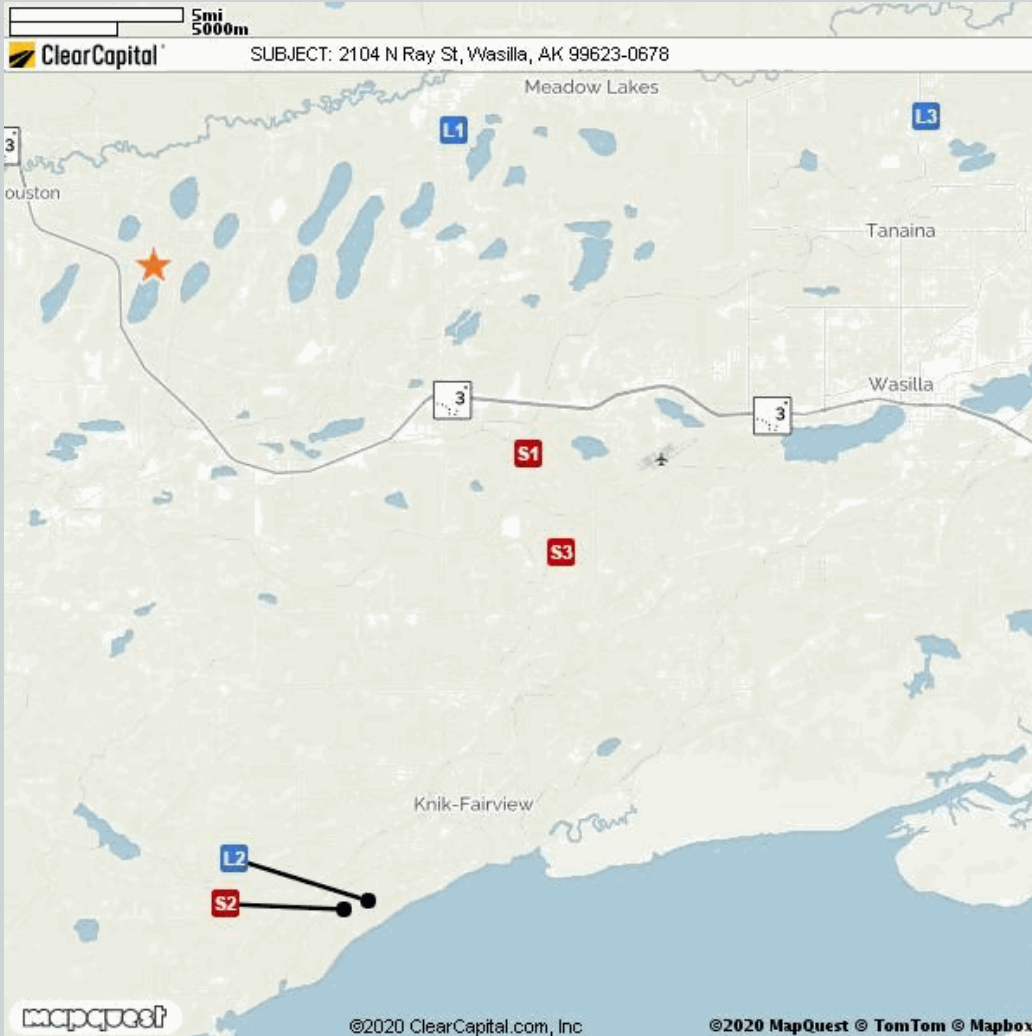
Address ★ 2104 N Ray Street, Wasilla, AK 99623

Loan Number 34821

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$245,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2104 N Ray St, Wasilla, AK	--	Parcel Match
L1 Listing 1	4330 N Tote Street, Wasilla, AK	4.44 Miles ¹	Parcel Match
L2 Listing 2	8320 S Kingfisher Drive, Wasilla, AK	8.59 Miles ¹	Parcel Match
L3 Listing 3	319 E Foxtail Circle, Wasilla, AK	10.40 Miles ¹	Parcel Match
S1 Sold 1	1341 S Countrywoods Estates, Wasilla, AK	5.53 Miles ¹	Parcel Match
S2 Sold 2	8254 S Ira Drive, Wasilla, AK	8.59 Miles ¹	Parcel Match
S3 Sold 3	2891 S Rue De La Paix Loop, Wasilla, AK	6.54 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Erik Blakeman	Company/Brokerage	AlaskaMLS.com
License No	RECS16812	Address	230 E Paulson Ave #68 Wasila AK 99654
License Expiration	01/31/2020	License State	AK
Phone	9073152549	Email	erik.blakeman@gmail.com
Broker Distance to Subject	10.31 miles	Date Signed	01/16/2020

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on 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. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.