

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.

<b>Address</b>	1550 E Raven Drive, Wasilla, AK 99654	<b>Order ID</b>	6102453	<b>Property ID</b>	26185308
<b>Inspection Date</b>	03/12/2019	<b>Date of Report</b>	03/12/2019		
<b>Loan Number</b>	37235	<b>APN</b>	1096B12L016		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

**Tracking IDs**

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 03.12.19 (1)	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 03.12.19 (1)
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**I. General Conditions**

<b>Property Type</b>	SFR	<b>Condition Comments</b>	
<b>Occupancy</b>	Occupied	Property is just over 20 years old. 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.	
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		

**II. Subject Sales & Listing History**

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>	
<b>Listing Agency/Firm</b>		No info found; Data available.	
<b>Listing Agent Name</b>			
<b>Listing Agent Phone</b>			
<b># of Removed Listings in Previous 12 Months</b>	0		
<b># of Sales in Previous 12 Months</b>	0		

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
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**III. Neighborhood & Market Data**

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Area mostly consistent of Single Family dwellings. Area lot sizes vastly varied, due to slow development over the years. Lots sizes vary from 0.45 - 1.18 acres. Using comps in this area it is common to use comps of different sizes base on price per square footage average for the area. Most homes built from late 80s to early 00s. There is the occasional new construction home but it is not common practice or being developed. Area REO sales are less than 5%.	
<b>Sales Prices in this Neighborhood</b>	Low: \$128,625 High: \$339,800		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1550 E Raven Drive	1230 E Scotwood Drive	3550 N Bald Eagle Drive	900 E Snow Hill Avenue
City, State	Wasilla, AK	Wasilla, AK	Wasilla, AK	Wasilla, AK
Zip Code	99654	99654	99654	99654
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 <sup>1</sup>	0.21 <sup>1</sup>	2.08 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$212,000	\$232,999	\$265,000
List Price \$	--	\$199,700	\$227,000	\$255,000
Original List Date		08/29/2018	08/08/2018	10/25/2018
DOM · Cumulative DOM	-- · --	180 · 195	216 · 216	98 · 138
Age (# of years)	28	26	19	36
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	Split Bi Level	Split Bi Level	Split Bi Level	Split Bi Level
# Units	1	1	1	1
Living Sq. Feet	2,208	1,904	2,240	2,020
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	4 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.55 acres	0.99 acres	0.52 acres	0.51 acres
Other	--	--	--	--

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

- Listing 1** Charming multilevel on just under an acre in Wasilla! This spacious 3 bed, 1.5 bath home features an open concept living area, beautiful kitchen, large 2 car garage, and a sun porch to enjoy beautiful Alaska. Enjoy the privacy provided by the wooded surroundings while still located just minutes from great restaurants, Parks Hwy Access, and Memory Lake with fishing and other water activities. Must More... Residential Type: Single Family Res Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Floor Style: Multi-Level Garage Type: Attached Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Private Dining Room Type: Area Access Type: Maintained Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Docs Avl for Review: Docs Posted on MLS; Prop Discl Available Features-Interior: Dishwasher; Microwave (B/I); Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Arctic Entry; Ceiling Fan(s) Features-Additional: Private Yard; Fire Service Area; Road Service Area; RV Parking
- Listing 2** Memory Lakes Estates with a manicured lawn and natural landscaping on the periphery providing comfortable outdoor activities. Great commute area. This home is an affordable split- entry, 5\* energy rated, 2240 sf with open concept kitchen, dining/deck, and living room upstairs. Upstairs also has two bedrooms and a full bath. See more. More... Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Poured Concrete Floor Style: Split Entry Garage Type: None Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Lift Station; Septic Tank Water-Type: Well Dining Room Type: Area Access Type: Dedicated Road; Paved; Maintained View Type: Partial Topography: Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): Cash; Conventional; FHA; Other - See Remarks; VA Mortgage Info: EM Minimum Deposit: 2,000 Docs Avl for Review: Other - See Remarks; Docs Posted on MLS Features-Interior: SBOS Reqd-See Rmks; Basement; Dishwasher; Electric; Family Room; Microwave (B/I); Range/Oven; Refrigerator; Security System; Telephone; Water Softener; Window Coverings; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Carpet; Ceiling Fan(s); Vaulted Ceiling; Smoke Detector(s) Features-Additional: Covenant/Restriction; Deck/Patio; Fire Service Area; Home Owner Assoc.; Landscaping; Road Service Area; RV Parking; Storage Space/Unit; DSL/Cable Available; Paved Driveway; Shed
- Listing 3** Come see all this beautifully appointed home has to offer, fresh interior paint, flooring, doors, trim and much more. Home features 3 bedrooms, family upstairs, and living room downstairs. Home is located at the end of a culdesac and next to a park with a trail access. Home is just minutes from downtown Wasilla so is great for the commuter. Driveway and yard has tons of room for toys. This home is More... Residential Type: Single Family Res Construction Type: Block Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Floor Style: Split Entry Garage Type: Attached Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Public Dining Room Type: Area Access Type: Paved Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Docs Avl for Review: Docs Posted on MLS Features-Interior: Dishwasher; Electric; Family Room; Fireplace; Microwave (B/I); Security System; Telephone; Window Coverings; CO Detector(s); Washer &/Or Dryer; Arctic Entry; Carpet; Laminate Flooring Features-Additional: Covenant/Restriction; Deck/Patio; Fenced Yard; Landscaping; Road Service Area; RV Parking; TV Antenna; DSL/Cable Available; Cable TV

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

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

## V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1550 E Raven Drive	2355 E Porcupine Trail	531 E Mcadoo Way	3030 N Old Squaw Loop
City, State	Wasilla, AK	Wasilla, AK	Wasilla, AK	Wasilla, AK
Zip Code	99654	99654	99654	99654
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.97 <sup>1</sup>	0.89 <sup>1</sup>	0.64 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$238,000	\$235,000	\$244,999
List Price \$	--	\$238,000	\$235,000	\$244,999
Sale Price \$	--	\$184,500	\$232,000	\$248,750
Type of Financing	--	Cash	Fha	Fha
Date of Sale	--	3/7/2019	10/5/2018	8/31/2018
DOM · Cumulative DOM	-- · --	15 · 33	42 · 84	20 · 60
Age (# of years)	28	37	35	20
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	Split Bi Level	Split Bi Level	Split Bi Level	Split Bi Level
# Units	1	1	1	1
Living Sq. Feet	2,208	2,470	2,003	1,999
Bdrm · Bths · ½ Bths	3 · 2	3 · 3	4 · 2	4 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Carport 2 Car(s)	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.55 acres	1.43 acres	1.49 acres	0.99 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,644	+\$3,180	-\$5,904
Adjusted Price	--	\$178,856	\$235,180	\$242,846

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

- Sold 1** SF-Res-8384 Year Built+4500 Acres-1760 So many wonderful things about this house. First, it has a large mother-in-law apartment on the ground floor which includes separate kitchen, bath & bedroom. The main house has 2 bathrooms & 3 bedrooms. Outside you will find a private lot that backs to a greenbelt. You will not even know your neighbors More... Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Floor Style: Tri-Level Garage Type: None Carport Type: Attached Heat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Private; Well Access Type: Dedicated Road; Paved Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None Mortgage Info: EM Minimum Deposit: 2,300 Docs Avl for Review: Docs Posted on MLS Features-Interior: Central Vac; Den &/Or Office; Dishwasher; Range/Oven; Refrigerator; Security System; Window Coverings; Wood Stove; BR/BA on Main Level; Freezer-Stand Alone; Washer &/Or Dryer; Smoke Detector(s) Features-Additional: Deck/Patio; Private Yard; Fenced Yard; Fire Service Area; Fixer Upper; Horse Property; Mother-in-Law Apt; Road Service Area; RV Parking; Lot-Corner; Shec
- Sold 2** SF-Res+6560 Garage #-5000 Year Built+3500 Acres-1880 Very nice light and open family home located in a great neighborhood on a nice large and private 1.49 acre lot. This home features a large deck perfect for bbq s, a 1 car attached garage, vaulted ceilings, breakfast bar in kitchen, wood burning fireplace in living room, new flooring in the last few years, upstairs bathroom has been completely remodeled, living room & a family room, Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Floor Style: Split Entry 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: Maintained Topography: Gently Rolling; Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): Cash; Conventional; FHA; VA Docs Avl for Review: Docs Posted on MLS Features-Interior: Dishwasher; Electric; Family Room; Fireplace; Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Carpet; Ceiling Fan(s); Laminate Flooring; Smoke Detector(s) Features-Additional: Deck/Patio; Private Yard; Fire Service Area; Garage Door Opener; Greenhouse; Road Service Area; Motion Lighting; DSL/Cable Available
- Sold 3** SF-Res-1024 Year Built-4000 Acres-880 Come take a look at this great place. Nice large lot that backs up to 52.74 acres of land, that was once a lake bed, which cannot be developed. Tons of privacy behind your home, and space to hike around during the summer, and cross country ski over the winter. This acre lot has been used very well and gives lots of room to enjoy. Fenced in area for the dogs, and, a nice large back deck to enjoy. More... Residential Type: Single Family Res Mobile Home Features: Arctic Entry Construction Type: Wood Frame; Block Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Floor Style: Split Entry Garage Type: None Carport Type: None Heat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Well Access Type: Maintained Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Docs Avl for Review: Docs Posted on MLS; Prop Discl Available Features-Interior: Dishwasher; Family Room; Microwave (B/I); Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Carpet; Ceiling Fan(s); Smoke Detector(s) Features-Additional: Deck/Patio; Fenced Yard; Fire Service Area; Landscaping; Road Service Area; RV Parking; Storage Space/Unit; Shed

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

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

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

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$235,000	\$235,000
<b>Sales Price</b>	\$230,000	\$230,000
<b>30 Day Price</b>	\$218,000	--

### Comments Regarding Pricing Strategy

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.

## VII. Clear Capital Quality Assurance Comments Addendum

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

**VIII. Property Images**

**Address** 1550 E Raven Drive, Wasilla, AK 99654

**Loan Number** 37235

**Suggested List** \$235,000

**Suggested Repaired** \$235,000

**Sale** \$230,000



**Subject** 1550 E Raven Dr

**View** Front



**Subject** 1550 E Raven Dr

**View** Address Verification

**VIII. Property Images (continued)**

**Address** 1550 E Raven Drive, Wasilla, AK 99654

**Loan Number** 37235

**Suggested List** \$235,000

**Suggested Repaired** \$235,000

**Sale** \$230,000



**Subject** 1550 E Raven Dr

**View** Side



**Subject** 1550 E Raven Dr

**View** Side

**VIII. Property Images (continued)**

**Address** 1550 E Raven Drive, Wasilla, AK 99654  
**Loan Number** 37235 **Suggested List** \$235,000

**Suggested Repaired** \$235,000

**Sale** \$230,000



**Subject** 1550 E Raven Dr

**View** Street



**Listing Comp 1** 1230 E Scotwood Drive

**View** Front

**VIII. Property Images (continued)**

**Address** 1550 E Raven Drive, Wasilla, AK 99654  
**Loan Number** 37235      **Suggested List** \$235,000      **Suggested Repaired** \$235,000      **Sale** \$230,000



**Listing Comp 2** 3550 N Bald Eagle Drive

**View** Front



**Listing Comp 3** 900 E Snow Hill Avenue

**View** Front



**VIII. Property Images (continued)**

**Address** 1550 E Raven Drive, Wasilla, AK 99654  
**Loan Number** 37235 **Suggested List** \$235,000

**Suggested Repaired** \$235,000

**Sale** \$230,000



**Sold Comp 1** 2355 E Porcupine Trail

**View** Front



**Sold Comp 2** 531 E Mcadoo Way

**View** Front

**VIII. Property Images (continued)**

**Address** 1550 E Raven Drive, Wasilla, AK 99654

**Loan Number** 37235

**Suggested List** \$235,000

**Suggested Repaired** \$235,000

**Sale** \$230,000

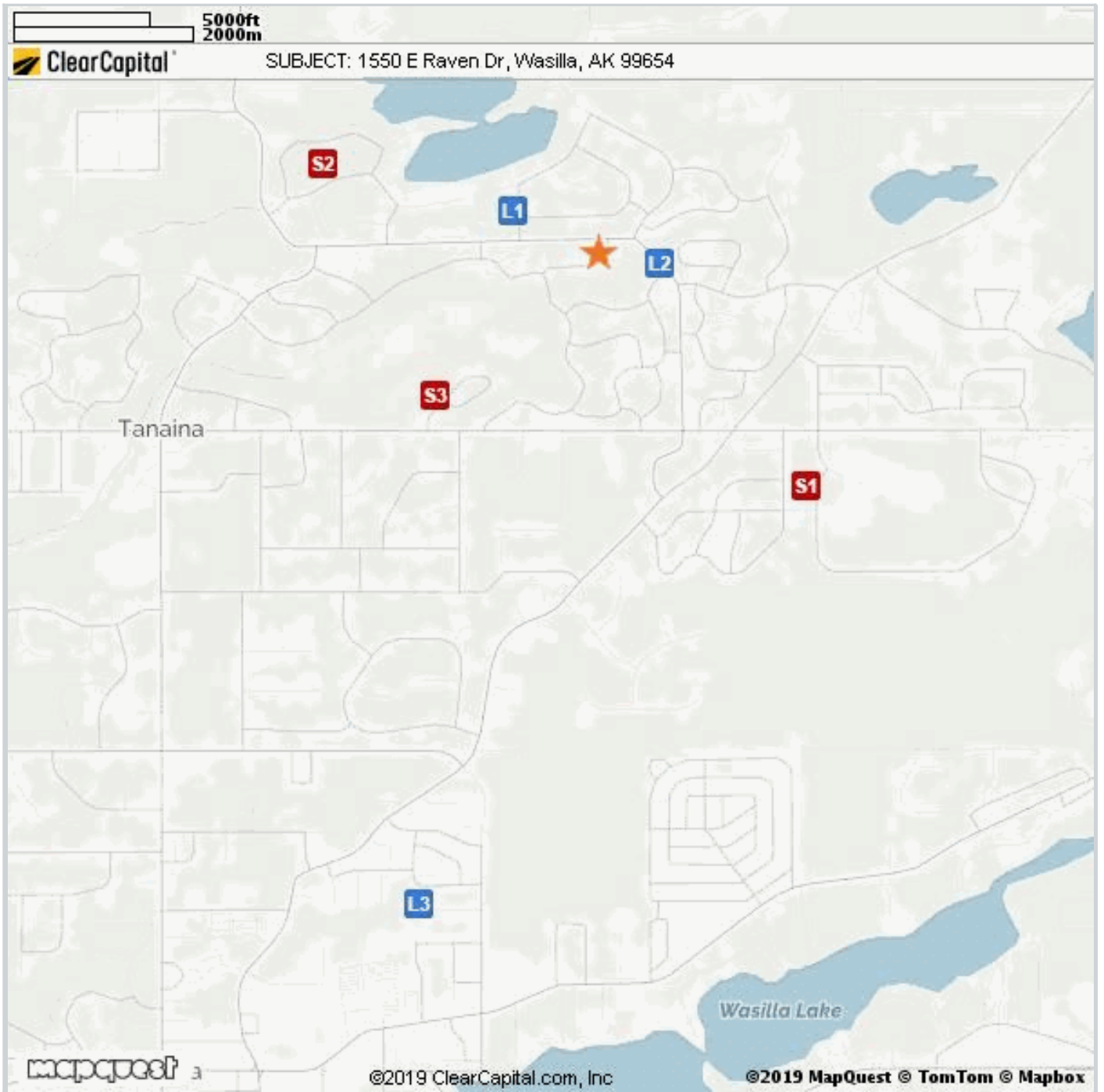


**Sold Comp 3** 3030 N Old Squaw Loop

**View** Front

**ClearMaps Addendum**

**Address** ★ 1550 E Raven Drive, Wasilla, AK 99654  
**Loan Number** 37235      **Suggested List** \$235,000      **Suggested Repaired** \$235,000      **Sale** \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1550 E Raven Dr, Wasilla, AK	--	Parcel Match
L1 Listing 1	1230 E Scotwood Drive, Wasilla, AK	0.28 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3550 N Bald Eagle Drive, Wasilla, AK	0.21 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	900 E Snow Hill Avenue, Wasilla, AK	2.08 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2355 E Porcupine Trail, Wasilla, AK	0.97 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	531 E Mcadoo Way, Wasilla, AK	0.89 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3030 N Old Squaw Loop, Wasilla, AK	0.64 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.  
<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## 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.

## 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 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

<b>Broker Name</b>	Erik Blakeman	<b>Company/Brokerage</b>	AlaskaMLS.com
<b>License No</b>	RECS16812		
<b>License Expiration</b>	01/31/2020	<b>License State</b>	AK
<b>Phone</b>	9073152549	<b>Email</b>	erik.blakeman@gmail.com
<b>Broker Distance to Subject</b>	2.79 miles	<b>Date Signed</b>	03/12/2019

*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.**