

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	6970 S Yohn Bay Place, Wasilla, AL 99623	Order ID	6376534	Property ID	27417896
Inspection Date	10/17/2019	Date of Report	10/20/2019		
Loan Number	38928	APN	6612B22L035		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Matanuska-Susitna		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 10.16.19-1	Tracking ID 1	BotW New Fac-DriveBy BPO 10.16.19-1
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BRECKENRIDGE PROP FUND 20	Condition Comments	Property is just over 14 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	\$1,782		
Assessed Value	\$222,400		
Zoning Classification	RR - Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Settlers Bay HOA		
Association Fees	\$125 / Year (Other: Association Fees)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	Area mostly consistent of Single Family dwellings. Lots sizes vary from 0.45 - 1.5 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: \$120,000 High: \$485,871		
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	6970 S Yohn Bay Place	6841 W Hemmer Drive	6811 W Werner Drive	6370 S Settlers Bay Drive
City, State	Wasilla, AL	Wasilla, AK	Wasilla, AK	Wasilla, AK
Zip Code	99623	99623	99623	99623
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.24 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$214,900	\$235,000	\$236,000
List Price \$	--	\$214,900	\$235,000	\$236,000
Original List Date		09/24/2019	09/06/2019	09/04/2019
DOM · Cumulative DOM	-- · --	7 · 26	36 · 44	4 · 46
Age (# of years)	13	35	14	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	1,555	1,562	1,592	1,617
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.47 acres	0.50 acres	0.46 acres	0.46 acres
Other	--	--	--	--

* Listing 2 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** Lovely ranch style home with an open concept floor-plan. Whether it's getting cozy in the large living room around the rustic stone fireplace or entertaining friends and family in the over- sized back yard.. you're NOT going to want to miss this home! So much more to love! Residential Type: Single Family Res Association Info: Association Name: Settlers Bay; Association Phone #: 9073763555; Manager Contact: Nanette Rucker; Dues-Amount: 125; Dues-Frequency: Yearly Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Block Floor Style: Ranch-Traditional Garage Type: Attached Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Public Access Type: Paved Topography: Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA; VA 000 Down Docs Avl for Review: As-Built; Floor Plan Features-Interior: Cooling System; Dishwasher; Fireplace; Microwave (B/I); Refrigerator; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Ceiling Fan(s); Vaulted Ceiling; Smoke Detector(s) Features-Additional: View; Covenant/Restriction; Garage Door Opener; Home Owner Assoc.; Road Service Area; In City Limits; DSL/Cable Available
- Listing 2** This is a must see! Adorable ranch home. Perfect for the young family, downsizers, or snowbirds. Open layout with vaulted ceilings. Covered patio overlooking the private backyard. Large paved drive, with mature landscaping. This home is perfect for you! Residential Type: Single Family Res Association Info: Association Name: Settler's Bay Owner's Assoc Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Block Floor Style: Ranch-Traditional Garage Type: Attached; Heated Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well Dining Room Type: Breakfast Nook/Bar; Area Access Type: Paved; Maintained Topography: Level; Sloping Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None To Show: ShowingTime New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 2,000 Docs Avl for Review: CC&R's; Docs Posted on MLS; Prop Discl Available; PUR 101; PUR 102 Features-Interior: Dishwasher; Electric; Microwave (B/I); Range/Oven; Washr&/Or Dryer Hkup; CO Detector(s) Flooring: Carpet Features-Interior: Ceiling Fan(s) Flooring: Laminate Flooring Features-Interior: Vaulted Ceiling; Smoke Detector(s) Features-Additional: Covenant/Restriction; Deck/Patio; Private Yard; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; RV Parking; Paved Driveway
- Listing 3** Beautiful Traditional Ranch home just down the street from the Settlers Bay Golf Course. Stainless steel appliances, Alder cabinetry, walk in closet, large master with large walk-in to match. Trex decking so worrying about staining is over forever! Residential Type: Single Family Res Association Info: Association Name: Settlers Bay; Dues-Amount: 125; Dues-Frequency: Yearly Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt; Shingle Foundation Type: Block Floor Style: Ranch-Traditional Garage Type: Attached; Heated Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well Dining Room Type: Breakfast Nook/Bar Access Type: Paved; Maintained Topography: Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; Exchange; FHA; Qualifying Assumptn; VA Mortgage Info: EM Minimum Deposit: 2,300 Docs Avl for Review: CC&R's Features-Interior: Dishwasher; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Window Coverings; CO Detector(s); Jetted Tub; Washer &/Or Dryer Flooring: Carpet Features-Interior: Ceiling Fan(s); Vaulted Ceiling; Smoke Detector(s) Features-Additional: Covenant/Restriction; Fenced Yard; Fire Service Area; Home Owner Assoc.; Paved Driveway; Cable TV; Shed

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6970 S Yohn Bay Place	7191 S Yohn Bay Place	7020 W Sandvik Drive	6395 S Settlers Bay Drive
City, State	Wasilla, AL	Wasilla, AK	Wasilla, AK	Wasilla, AK
Zip Code	99623	99623	99623	99623
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.18 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$220,000	\$219,000	\$228,900
List Price \$	--	\$204,900	\$219,000	\$228,900
Sale Price \$	--	\$205,000	\$224,000	\$226,500
Type of Financing	--	Va	Va	Va
Date of Sale	--	08/08/2019	05/01/2019	05/10/2019
DOM · Cumulative DOM	-- · --	45 · 82	4 · 41	10 · 70
Age (# of years)	13	13	12	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	1,555	1,455	1,494	1,410
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.47 acres	0.49 acres	0.49 acres	0.46 acres
Other	--	--	--	--
Net Adjustment	--	+\$3,200	-\$3,048	-\$360
Adjusted Price	--	\$208,200	\$220,952	\$226,140

* 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** SF-Res+3200 Wonderfully peaceful, immaculate, and well appointed! Everything about this home is warm and inviting.... from the entry, to floods of natural light, to the partial Mountain View's at the back windows. Vaulted ceilings add to the spacious feel of living areas. Fully fenced backyard is an empty slate for those landscaping ideas you've been putting together. New appliances and flooring throughout. Residential Type: Single Family Res Association Info: Association Name: Settler's Bay; Manager Contact: Nanette; Manager Phone #: 376-3555; Dues-Amount: 125; Dues-Frequency: Yearly Construction Type: Wood Frame Exterior Finish: Vinyl Roof Type: Asphalt; Composition; Shingle Foundation Type: Block; Poured Concrete Floor Style: Ranch-Traditional Garage Type: Attached; Heated Carport Type: None Heat Type: In-Floor Heat Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well Dining Room Type: Area Access Type: Paved; Maintained Topography: Sloping Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 2,000 Docs Avl for Review: Docs Posted on MLS Features-Interior: Dishwasher; Microwave (B/I); Range/Oven; Washr&/Or Dryer Hkup Flooring: Carpet Features-Interior: Vaulted Ceiling; Smoke Detector(s) Features-Additional: Covenant/Restriction; Deck/Patio; Fenced Yard; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Road Service Area; DSL/Cable Available; Paved Driveway
- Sold 2** SF-Res+1952 Amt-SlrPdByrClsgCost-5000 Beautiful, well kept home in the family friendly neighborhood of Settler's Bay! The home features new paint and new carpet throughout. Being surrounded by beautiful greenery gives this property plenty of privacy. The Settler's Bay community includes a large park perfect for Summer BBQ's and playing with the kids and/or pets! More... Residential Type: Single Family Res Association Info: Association Name: Settler's Bay Construction Type: Concrete; Block Exterior Finish: Vinyl Roof Type: Asphalt; Composition; Shingle Foundation Type: Poured Concrete Floor Style: Ranch-Traditional Garage Type: Attached Carport Type: None Heat Type: In-Floor Heat Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well Dining Room Type: Area Access Type: Paved View Type: Mountains Topography: Sloping Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): Cash; Conventional; FHA; VA Features-Interior: Dishwasher; Family Room; Range/Oven; Refrigerator; Security System; Washr&/Or Dryer Hkup; CO Detector(s); Washer &/Or Dryer Flooring: Carpet Features-Interior: Ceiling Fan(s) Flooring: Laminate Flooring Features-Interior: Vaulted Ceiling; Gas Cooktop; Smoke Detector(s) Features-Additional: View; Deck/Patio; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; Paved Driveway; Cable TV
- Sold 3** SF-Res+4640 Amt-SlrPdByrClsgCost-5000 Downsizing or first time home buying? Affordable & adorable Settlers Bay ranch home is just what you need! Open kitchen, dining and living room, vaulted ceilings, gas fireplace, large master suite and laundry room with storage cabinets. On-demand hot water system, lots of garage storage. RV parking. Custom back deck, hot tub, storage shed & landscaped. And the golf course is just down the street! Residential Type: Single Family Res Association Info: Association Name: Settlers Bay HOA; Association Phone #: 907-376- 3555; Manager Contact: Nanette Rucker; Manager Phone #: 907-376-3935; Dues-Amount: 125; Dues-Frequency: Yearly Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Poured Concrete Floor Style: Ranch-Traditional Garage Type: Attached Carport Type: None Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well Dining Room Type: Area Access Type: Paved; Maintained Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 2,000 Docs Avl for Review: CC&R's; Prop Discl Available Features-Interior: Dishwasher; Electric; Fireplace; Microwave (B/I); Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s) Flooring: Carpet Features-Interior: Ceiling Fan(s) Features-Additional: Covenant/Restriction; Deck/Patio; Fire Service Area; Home Owner Assoc.; Landscaping; Road Service Area; RV Parking; Hot Tub

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Listed on 11/08/2018 @\$212000 and Cancelled on 03/26/2019 @\$199900				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	2						
# 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
10/21/2018	\$215,000	--	--	Cancelled	11/07/2018	\$215,000	MLS
11/08/2018	\$212,000	12/17/2018	\$199,900	Cancelled	03/26/2019	\$199,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$220,000	\$220,000
Sales Price	\$215,000	\$215,000
30 Day Price	\$200,000	--
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 price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.59 miles and the sold comps
Notes closed within the last 6 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 6841 W Hemmer Drive
Wasilla, AK 99623



Front

L2 6811 W Werner Drive
Wasilla, AK 99623



Front

L3 6370 S Settlers Bay Drive
Wasilla, AK 99623



Front

Sales Photos

S1 7191 S Yohn Bay Place
Wasilla, AK 99623



Front

S2 7020 W Sandvik Drive
Wasilla, AK 99623



Front

S3 6395 S Settlers Bay Drive
Wasilla, AK 99623



Front

ClearMaps Addendum

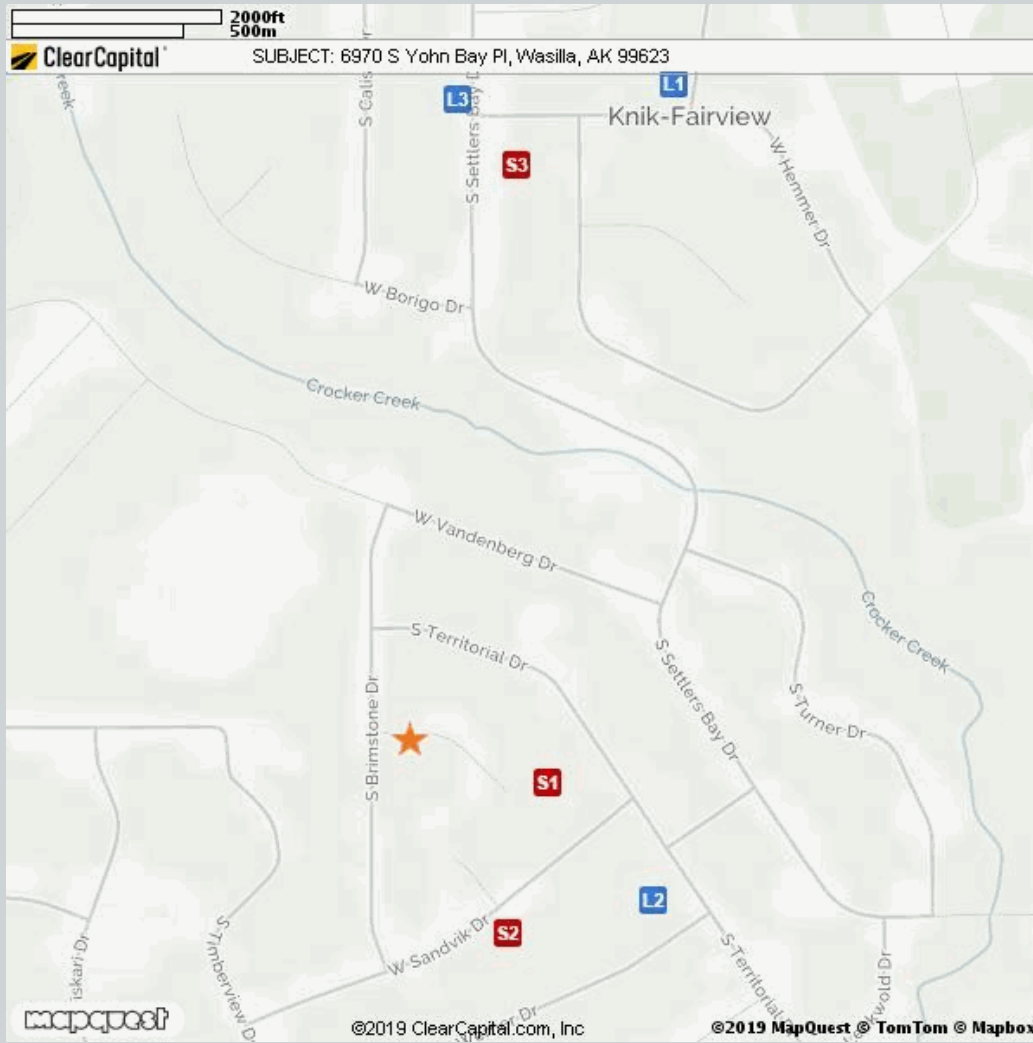
Address ★ 6970 S Yohn Bay Place, Wasilla, AL 99623

Loan Number 38928

Suggested List \$220,000

Suggested Repaired \$220,000

Sale \$215,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6970 S Yohn Bay Pl, Wasilla, AK	--	Parcel Match
L1 Listing 1	6841 W Hemmer Drive, Wasilla, AK	0.59 Miles ¹	Parcel Match
L2 Listing 2	6811 W Werner Drive, Wasilla, AK	0.24 Miles ¹	Parcel Match
L3 Listing 3	6370 S Settlers Bay Drive, Wasilla, AK	0.53 Miles ¹	Parcel Match
S1 Sold 1	7191 S Yohn Bay Place, Wasilla, AK	0.12 Miles ¹	Parcel Match
S2 Sold 2	7020 W Sandvik Drive, Wasilla, AK	0.18 Miles ¹	Parcel Match
S3 Sold 3	6395 S Settlers Bay Drive, Wasilla, AK	0.48 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.

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.

Report Instructions - cont.

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	8.44 miles	Date Signed	10/20/2019

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.