

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	18728 Snowy Plover Circle, Anchorage, AK 99516	Order ID	6839929	Property ID	28799731
Inspection Date	09/16/2020	Date of Report	09/17/2020		
Loan Number	39634	APN	020-203-12-000		
Borrower Name	Catamount Properties 2018 LLC	County	Anchorage		

Tracking IDs					
Order Tracking ID	0914_BPO_Updates	Tracking ID 1	0914_BPO_Updates		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	Property is just over 30 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	\$7,995	
Assessed Value	\$497,000	
Zoning Classification	R3SL	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$12,500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$12,500	
HOA	Potter Creek 907 562-2929	
Association Fees	\$236 / Quarter (Other: Association Fees.)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Area mostly consistent of Single Family dwellings. 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 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%.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$395,000 High: \$1,535,000	
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	18728 Snowy Plover Circle	6005 Greece Drive	15611 Jensen Circle	15621 Jensen Circle
City, State	Anchorage, AK	Anchorage, AK	Anchorage, AK	Anchorage, AK
Zip Code	99516	99516	99516	99516
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.66 ¹	1.92 ¹	1.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$564,900	\$575,000	\$575,000
List Price \$	--	\$499,500	\$549,900	\$565,000
Original List Date		05/09/2020	06/16/2020	07/11/2020
DOM · Cumulative DOM	-- · --	73 · 131	52 · 93	25 · 68
Age (# of years)	30	29	36	34
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	2 Stories W/ Basement	2 Stories w/ Basement	2 Stories Traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	2,985	2,831	2,760	2,714
Bdrm · Bths · ½ Bths	5 · 3 · 1	3 · 3 · 1	4 · 2 · 1	4 · 3
Total Room #	10	7	11	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	100%	100%	0%	0%
Basement Sq. Ft.	706	1,098	--	--
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.51 acres	0.49 acres	0.49 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** Residential Type: B & B Potential; Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Block Floor Style: Hlsd Rnch/Dlt Bsmnt Garage Type: Attached Carport Type: NoneHeat Type: Radiant Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Well Dining Room Type: Area Access Type: Gravel; Maintained View Type: Bay; City Lights; Inlet; Mountains; Unobstructed; Wetlands Topography: Sloping Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None To Show: Appointment Only; ShowingTime Contract Particulars: For Sale Sign Posted New Finance (Terms): AHFC; Cash; Conventional; Exchange; FHA; VA Mortgage Info: EM Minimum Deposit: 5,650 Docs Avl for Review: Docs Posted on MLS Features-Interior: Basement; BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Den &/Or Office; Dishwasher; Disposal; Jetted Tub; Range/Oven; Refrigerator; Smoke Detector(s); Soaking Tub; Vaulted Ceiling; Washer &/Or Dryer; Granite Counters; Solid Surface Counter Flooring: Carpet; Hardwood Flooring; Travertine Tile Features-Additional: Private Yard; Covenant/Restriction; Deck/Patio; Garage Door Opener; Generator; Handicap Accessible; Home Warranty; In City Limits; Mother-in-Law Apt; Storage Space/Unit
- Listing 2** Residential Type: Single Family Res Association Info: Association Name: Southpark; Association Phone #: 562-2929; Manager Contact: PMSI; Dues-Amount: 750; Dues-Frequency: Yearly Foundation Type: Block Floor Style: Two-Story Tradtnl Garage Type: Attached; Heated Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Public Dining Room Type: Breakfast Nook/Bar; Formal Access Type: Dedicated Road; Paved; Maintained Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None To Show: Call Prop Contact; Lockbox - AK MLS Contract Particulars: For Sale Sign Posted; Possession Recording New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 5,700 Docs Avl for Review: CC&R's; Docs Posted on MLS Features-Interior: Ceiling Fan(s); Central Vac; CO Detector(s); Dishwasher; Electric; Family Room; Fireplace; Gas Cooktop; Jetted Tub; Microwave (B/I); Refrigerator; Smoke Detector(s); Telephone; Vaulted Ceiling; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Window Coverings; Wine/Beverage Cooler Features-Additional: Private Yard; Covenant/Restriction; Deck/Patio; Garage Door Opener; Home Owner Assoc.; In City Limits; Landscaping; Shed; Paved Driveway
- Listing 3** Residential Type: Single Family Res Association Info: Association Name: Southpark Terrace HOA; Association Phone #; Manager Contact: PMSI; Manager Phone #: 907 562-2929; Dues-Amount: 63 Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt Foundation Type: Block Floor Style: Two-Story Tradtnl Garage Type: Attached; Heated Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Public Dining Room Type: Breakfast Nook/Bar; Formal; Area View Type: Mountains; Partial Topography: Gently Rolling; Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: Creek To Show: Appointment Only; Lockbox - AK MLS; ShowingTime Contract Particulars: For Sale Sign Posted; Possession Recording New Finance (Terms): Cash; Conventional; VA Mortgage Info: EM Minimum Deposit: 5,000 Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available; Well & Septic Test Features-Interior: BR/BA on Main Level; Central Vac; CO Detector(s); Dishwasher; Disposal; Double Ovens; Electric; Family Room; Gas Cooktop; Gas Fireplace; Jetted Tub; Pantry; Range- Downdraft; Refrigerator; Security System; Smoke Detector(s); Vaulted Ceiling; Washr&/Or Dryer Hkup; Window Coverings; Granite Counters; Marble Counters; Quartz Counters Flooring: Carpet; Hardwood Flooring; Ceramic Tile; Travertine Tile Features-Additional: Private Yard; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; Home Owner Assoc.; In City Limits; Landscaping; Road Service Area; View; Paved Driveway; RV Parking

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	18728 Snowy Plover Circle	18704 Snowy Plover Circle	16010 Golden View Drive	18321 Potter Bluff Circle
City, State	Anchorage, AK	Anchorage, AK	Anchorage, AK	Anchorage, AK
Zip Code	99516	99516	99516	99516
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	1.77 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$569,000	\$565,000	\$595,000
List Price \$	--	\$499,900	\$545,000	\$595,000
Sale Price \$	--	\$495,000	\$545,000	\$550,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	11/14/2019	06/16/2020	03/25/2020
DOM · Cumulative DOM	-- · --	185 · 251	9 · 51	71 · 145
Age (# of years)	30	31	16	17
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	2 Stories W/ Basement	2 Stories W/ Basement	2 Stories Traditional	2 Stories W/ Basement
# Units	1	1	1	1
Living Sq. Feet	2,985	3,064	2,963	2,722
Bdrm · Bths · ½ Bths	5 · 3 · 1	5 · 3 · 1	4 · 3	4 · 3
Total Room #	10	10	9	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	100%	100%	0%	100%
Basement Sq. Ft.	706	7,331	--	734
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.23 acres	1.05 acres	0.19 acres
Other	--	--	--	--
Net Adjustment	--	-\$1,154	-\$23,652	-\$5,406
Adjusted Price	--	\$493,846	\$521,348	\$544,594

* Sold 1 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-2212 Year Built+650 Acres+408 Residential Type: Single Family Res Association Info: Association Name: Potter Creek; Association Phone #: 9075622929; Dues- Amount: 236; Dues-Frequency: Yearly Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Unknown-BTV Foundation Type: Poured Concrete Miscellaneous: Basement Status: Finished Floor Style: Two-Story W/Bsmnt Garage Type: Attached; Heated; Tuck Under Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Public Sewer Water-Type: Shared Well Dining Room Type: Breakfast Nook/Bar; Formal Access Type: Paved View Type: Inlet Topography: Sloping Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None To Show: Call Listng Licensee; Lockbox - AK MLS Contract Particulars: For Sale Sign Posted; Possession Recording New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 6,000 Features-Interior: Basement; CO Detector(s); Dishwasher; Disposal; Family Room; Fireplace; Refrigerator; Security System; Smoke Detector(s); Washer &/Or Dryer; Granite Counters Flooring: Carpet; Hardwood Flooring Features-Additional: Private Yard; Covenant/Restriction; Garage Door Opener; Home Owner Assoc.; Landscaping; View; Paved Driveway
- Sold 2** SF-Res+616 Garage #-5000 Year Built-9100 Acres-5168 Amt-SlrPdByrClsgCost-5000 Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt; Shingle Foundation Type: Block; Unknown - BTV Floor Style: Two-Story Tradtnl Garage Type: Attached; Heated Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Public Sewer Water-Type: Private Dining Room Type: Breakfast Nook/Bar; Area Access Type: Paved; Private; Maintained; Government View Type: City Lights; Inlet; Mountains; Unobstructed Topography: Level; Sloping; Wetlands Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None To Show: Appointment Only; Call Listng Licensee; Lockbox - AK MLS; ShowingTime Contract Particulars: For Sale Sign Posted; Possession Recording New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 6,500 Docs Avl for Review: As-Built; Docs Posted on MLS; Prop Discl Available Features-Interior: BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Den &/Or Office; Dishwasher; Disposal; Family Room; Gas Cooktop; Jetted Tub; Pantry; Range/Oven; Refrigerator; Security System; Smoke Detector(s); Vaulted Ceiling; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Window Coverings; Wired Audio; Wired Data; Granite Counters; Laminate Counters Flooring: Carpet; Laminate Flooring; Linoleum; Stone Features-Additional: Fenced Yard; Private Yard; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; In City Limits; Landscaping; Motion Lighting; Shed; TV Antenna; View; Paved Driveway; RV Parking
- Sold 3** SF-Res+7364 Garage #-5000 Year Built-8450 Acres+680 Residential Type: Single Family Res Association Info: Association Name: Potter View Association; Association Phone #: 9075622929; Manager Phone #: 90756922929 Construction Type: Concrete; Block; Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt Foundation Type: Block; Poured Concrete Floor Style: Two-Story Reverse Garage Type: Attached Carport Type: NoneHeat Type: In-Floor Heat; Forced Air Fuel Type: Natural Gas Sewer Type: Public Sewer Water-Type: Public Dining Room Type: Area Access Type: Paved View Type: Bay; City Lights; Partial Topography: Gently Rolling Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None To Show: Appointment Only; Lockbox - AK MLS Contract Particulars: Possession Recording New Finance (Terms): AHFC; Cash; Conventional; VA Mortgage Info: EM Minimum Deposit: 6,000 Features-Interior: Basement; BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Dishwasher; Disposal; Double Ovens; Electric; Family Room; Fireplace; Gas Cooktop; Gas Fireplace; Jetted Tub; Range-Downdraft; Range/Oven; Refrigerator; Security System; Smoke Detector(s); Telephone; Washr&/Or Dryer Hkup; Window Coverings; Wired Audio; Wired Data; Granite Counters Flooring: Carpet; Hardwood Flooring; Ceramic Tile Features-Additional: Cable TV; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; In City Limits; Landscaping; Road Service Area; Paved Driveway

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Last sold on 12/03/2003 @\$400000 and was listed on 10/15/2003 @\$3799000			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# 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
08/29/2019	\$523,700	11/26/2019	\$450,000	Cancelled	12/16/2019	\$450,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$505,000	\$520,000
Sales Price	\$499,900	\$514,000
30 Day Price	\$485,000	--
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 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.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 6005 Greece Drive
Anchorage, AK 99516



Front

L2 15611 Jensen Circle
Anchorage, AK 99516



Front

L3 15621 Jensen Circle
Anchorage, AK 99516



Front

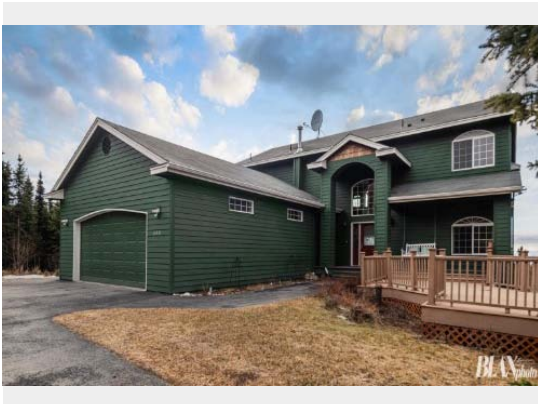
Sales Photos

S1 18704 Snowy Plover Circle
Anchorage, AK 99516



Front

S2 16010 Golden View Drive
Anchorage, AK 99516



Front

S3 18321 Potter Bluff Circle
Anchorage, AK 99516



Front

ClearMaps Addendum

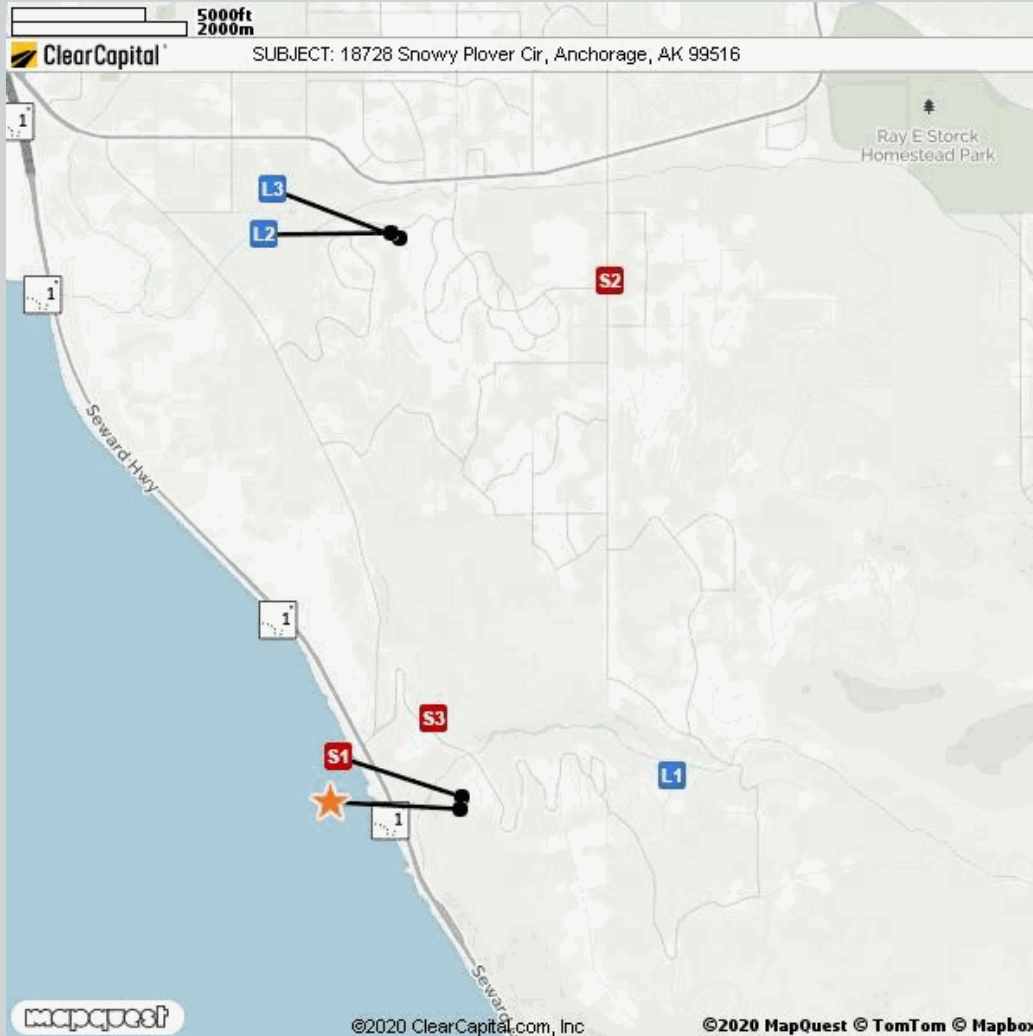
Address ★ 18728 Snowy Plover Circle, Anchorage, AK 99516

Loan Number 39634

Suggested List \$505,000

Suggested Repaired \$520,000

Sale \$499,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	18728 Snowy Plover Circle, Anchorage, AK 99516	--	Parcel Match
L1 Listing 1	6005 Greece Drive, Anchorage, AK 99516	0.66 Miles ¹	Parcel Match
L2 Listing 2	15611 Jensen Circle, Anchorage, AK 99516	1.92 Miles ¹	Parcel Match
L3 Listing 3	15621 Jensen Circle, Anchorage, AK 99516	1.90 Miles ¹	Parcel Match
S1 Sold 1	18704 Snowy Plover Circle, Anchorage, AK 99516	0.04 Miles ¹	Parcel Match
S2 Sold 2	16010 Golden View Drive, Anchorage, AK 99516	1.77 Miles ¹	Parcel Match
S3 Sold 3	18321 Potter Bluff Circle, Anchorage, AK 99516	0.29 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	01/31/2022	License State	AK
Phone	9073152549	Email	erik.blakeman@gmail.com
Broker Distance to Subject	38.50 miles	Date Signed	09/17/2020

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.