

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	244 E Price Street, Nipomo, CA 93444	Order ID	6667882	Property ID	28226729
Inspection Date	03/21/2020	Date of Report	03/22/2020		
Loan Number	40431	APN	090-085-008		
Borrower Name	Champery Real Estate 2015 LLC	County	San Luis Obispo		

Tracking IDs

Order Tracking ID	CS_BPO_Request_03.20.20	Tracking ID 1	CS_BPO_Request_03.20.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Carlos Paez	Condition Comments	
R. E. Taxes	\$2,909	<p>Legal Description: TN NIP RUNL ADD NO 1 BL 4 LT 8 The subject is a single level, detached, Ranch styled SFR home on fee simple land with 3 bedrooms and 2 bathrooms per tax records. The subject is situated on a 7000 sq. foot parcel, east of the 101 Fwy and just south of East Tefft Street in Nipomo. Non gated neighborhood of SFR homes. No HOA. Condition rating is "C4" Neighborhood & hill views. Lot size is above the average tier for its immediate neighborhood. No items noted for repair. All exterior components appear to be in "good" and serviceable condition. Roof appears to be in serviceable condition. Quality of construction is Q4. Attached (2) car garage.</p>	
Assessed Value	\$404,940		
Zoning Classification	RSF		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	<p>The subject is located in a residential neighborhood of SFR homes on the east side of the 101 Freeway, just south of East Tefft Street and east of Thompson Road. The subject is up the street from Nipomo Elementary School. The subject is far enough from the nearby school on its street that is not a adverse influence. Close to schools, shopping & services. Fee simple land. No HOA. REO and Short Sale activity is minimal in this area in the current market. No boarded up homes noted in the area. Age, architectural styles, quality and size of homes is diverse in this area - the ...</p>	
Sales Prices in this Neighborhood	Low: \$318,000 High: \$485,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

The subject is located in a residential neighborhood of SFR homes on the east side of the 101 Freeway, just south of East Tefft Street and east of Thompson Road. The subject is up the street from Nipomo Elementary School. The subject is far enough from the nearby school on its street that is not a adverse influence. Close to schools, shopping & services. Fee simple land. No HOA. REO and Short Sale activity is minimal in this area in the current market. No boarded up homes noted in the area. Age, architectural styles, quality and size of homes is diverse in this area - the subject conforms.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	244 E Price Street	238 E Vintage Street	165 E Price Street	158 W Bennett Street
City, State	Nipomo, CA	Nipomo, CA	Nipomo, CA	Nipomo, CA
Zip Code	93444	93444	93444	93444
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.16 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$455,000	\$489,900	\$459,000
List Price \$	--	\$455,000	\$435,000	\$459,000
Original List Date		03/16/2020	09/16/2019	02/26/2020
DOM · Cumulative DOM	-- · --	6 · 6	152 · 188	4 · 25
Age (# of years)	32	32	57	60
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Adverse ; Other	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	1,220	1,220	1,672	1,080
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.17 acres	0.17 acres	0.17 acres
Other	--	--	Garage Conversion	Remodeled

* 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** Listing Comp #1 is located in the same general neighborhood of SFR homes like the subject in Nipomo approx. 0.14 miles away from the subject. Location values are similar at interior of neighborhood, east of Thompson Road and away from busy streets. Block location are similar as Vintage Street parallels the subjects street. List Comp #1 has the same age of construction as the subject - List Comp #1 and the subject were both built in 1988. Estimated similar quality of construction. The subject has the same bedroom and bath count as List Comp #1. The subject has identical GLA values to List Comp #1. The subject has a slightly inferior sized parcel with estimated slightly inferior lot & land value to List Comp #1. Condition rating at List Comp #1 is estimated to be similar "C4" condition ratings (average) like the subject. Both homes have a attached (2) car garage. View amenity at the subject is estimated to be similar to List Comp #1 - both homes have neighborhood and hill views. Both homes have fenced and landscaped yards. List Comp #1 has similar lot location value at interior of its neighborhood like the subject away from Thompson Road. With adjustments, resale values are estimated to be close and in range. List Comp #1 is estimated to have similar fair market resale value to the subject. Best LIST comp.
- Listing 2** Listing Comp #2 is located on the same street as the subject in same in neighborhood of SFR homes in Nipomo approximately 0.16 miles away from the subject. The subject has newer age of construction - List Comp #2 is a (25) year older home than the subject. Quality of construction is estimated to be similar to the subject. List Comp #2 is a attached, single level Ranch styled home like the subject. The subject has the same bedroom count and bathroom count as List Comp #2. List Comp #2 has superior GLA values over the subject. The subject has a slightly smaller sized parcel and inferior lot and land value to List Comp #2. Condition ratings are estimated to be similar - both "C4" condition ratings (average) List Comp #2 has a no garage - the subject has a superior attached (2) car garage. List Comp #2 has a permitted enclosed garage, a roof installed within the last 3 years and a recently remodeled kitchen per MLS info. Per MLS info, List Comp #2 permitted enclosed garage has been converted into two additional bonus rooms and a laundry room. Both homes have fenced and landscaped yards. List Comp #2 has inferior lot location value on Price Street - List Comp #2 is close to busy Thompson Road with moderate to heavy traffic and has inferior location value to the subject. List Comp #2 is directly across the street from Nipomo Elementary School, further degrading its location value compared to the subject. View amenity at the subject is estimated to be similar to List Comp #2 - neighborhood and hill views. The subject is estimated to have superior resale value over List Comp #2 with adjustments due the subjects newer age of construction, superior lot location value at interior of its neighborhood away from busy roads and for its superior functional (2) car garage. The subject is estimated to be superior over List Comp #2. Estimated edge in value to the subject with adjustments.
- Listing 3** Listing Comp #3 is located in Nipomo in residential neighborhood of SFR homes approx. 0.42 miles away from the subject. Both the subject and List Comp #3 are east of the 101 Fwy and near Thompson Road. List Comp #3 is a older home that has been updated and remodeled per MLS information. List #3 is a (28) year older home than the subject. The subject has superior lot location value at interior of its neighborhood - List Comp #3 is near a busy road with moderate to heavy traffic flow (Thompson Road). List Comp #3 has the same bedroom and bathroom count as the subject. List Comp #3 has inferior GLA values to the subject. The subject has a similar sized lot and similar lot and land value to List Comp #3, with edge to List Comp #3. Condition rating of List Comp #3 is estimated to be superior "C3" condition rating (good) over the subject as MLS info indicates List Comp #3 is updated and remodeled. Both homes have a attached (2) car garage. List Comp #3 has estimated similar overall quality of construction to the subject. View amenities are estimated to be similar - both homes have neighborhood and hill views. The resale value of List Comp #3 is estimated to be similar overall to the subject with adjustments due to List Comp #3 superior remodeled condition and slightly superior superior sized lot versus the subjects newer age of construction and superior lot location farther away from busy Thompson Road. List Comp #3 is estimated to have similar fair market resale value to the subject with adjustments. Resale values are estimated to be close and in range.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	244 E Price Street	117 E Vintage Street	250 E Bennett Street	233 E Vintage Street
City, State	Nipomo, CA	Nipomo, CA	Nipomo, CA	Nipomo, CA
Zip Code	93444	93444	93444	93444
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.07 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$415,000	\$449,000	\$425,000
List Price \$	--	\$415,000	\$399,000	\$425,000
Sale Price \$	--	\$401,250	\$411,000	\$425,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	01/21/2020	08/23/2019	02/24/2020
DOM · Cumulative DOM	-- · --	3 · 34	113 · 113	5 · 38
Age (# of years)	32	32	32	32
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	1,220	1,220	1,220	1,220
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	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	0.16 acres	0.17 acres	0.16 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	+\$6,000	+\$10,000	+\$1
Adjusted Price	--	\$407,250	\$421,000	\$425,001

* Sold 3 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** Sold Comp #1 is located in the same general neighborhood of SFR homes in Nipomo approximately 0.25 miles away from the subject on the east side of Thompson Road. Age of construction is the same - both homes were built in 1988. Both homes are single level Ranch styled homes on fee land and have similar quality of construction and finish. The subject has the same bedroom and bathroom count as Sold Comp #1. Sold Comp #1 has identical GLA values to the subject - both 1220 GLA count. The subject has a attached (2) car garage - Sold Comp #1 has a attached (2) car garage (zero adj.) Condition rating of Sold Comp #1 is estimated to be similar "C4" condition rating (average) like the subject per its MLS profile info and photos. Sold Comp #1 has a slightly superior sized parcel and slightly superior land value over the subject (-\$4,000 adj.) Both homes have fenced and landscaped yards. Sold Comp #1 has inferior lot location value. The subject is at interior of its neighborhood - Sold Comp #1 is in close proximity to a busy street (Thompson Road) with moderate to heavy traffic and has inferior location value (-\$10,000 adj.) The subjects view amenity is estimated to be of similar value - both homes have neighborhood and hill views. The subject has a estimated upward adjustment of \$6,000 over Sold Comp #1 with adjustments. The subject is estimated to have similar resale value to Sold Comp #1, with edge to the subject for its superior interior of neighborhood lot location away from busy streets. Subjects adjusted value: \$310,460. Per MLS info, Sold Comp #1 had FHA loan financing. No reported credits or concessions per MLS information.
- Sold 2** Sold Comp #2 is located in the same immediate neighborhood of SFR homes as the subject within 0.07 miles away from the subject just east of busy Thompson Road. Age of construction is the same - both the subject and Sold Comp #2 were built in 1988. Quality of construction is similar and architectural styles are similar - both homes are Ranch styled homes with similar build and quality of finish. The subject has the same bedroom and bathroom count as Sold Comp #2. Sold Comp #2 has the same GLA values as the subject. Both homes have a attached (2) car garage. Condition rating of Sold Comp #2 is estimated to be similar "C4" condition rating (average) like the subject, with edge to the subject per MLS photos - Sold Comp #2 has a unattractive enclosed front entryway and estimated inferior overall condition to the subject (+\$10,000 adj.) The subject has the same sized parcel as Sold Comp #3 and similar lot and land value to the subject. Location values are similar on their respective streets, both up the street from Thompson Road near the end of their blocks. Both homes have fenced and landscaped yards. The subjects view amenity is estimated to be similar to Sold Comp #2 - both homes have views of their neighborhoods and hills. The subject has a estimated positive adjustment of \$10,000 over Sold Comp #2 with adjustments between the two properties. The subject is estimated to have slightly superior fair market resale value over Sold Comp #2 due to the subjects estimated superior overall condition over Sold Comp #2. Subjects adjusted value: \$421,000. Per MLS info, Sold Comp #2 had FHA loan financing with no reported credits or concessions.
- Sold 3** Sold Comp #3 is located in the same immediate neighborhood of SFR homes as the subject in Nipomo approximately 0.10 miles away from the subject to the east of Thompson Road. Same age of construction as the subject - Sold Comp #3 and the subject were both constructed in 1988. Both homes are located on fee simple land with no HOA. Sold Comp #3 has the same bedroom and bathroom count as the subject. The subject has similar quality of construction and finish to Sold Comp #3 - design and appearance are similar. The subject has the same GLA values as Sold Comp #3. Both homes have a attached (2) car garage. Condition rating of Sold Comp #3 is estimated to be similar "C4" condition rating (average) like the subject. The subject has the same sized parcel as Sold Comp #3 and similar lot and land value to Sold Comp #3. The subjects view amenity is estimated to be similar to Sold Comp #3 - both homes have estimated hills and neighborhood views. Both homes have fenced and landscaped yards. Both homes have similar lot location value at interior of the neighborhood with similar block location on their streets and similar distance to busy Thompson Road. The subject has a estimated adjustment of \$0 to Sold Comp #3 with adjustments between the two properties. Sold Comp #3 is a model match home to the subject. Subjects adjusted value: \$425,000. Per MLS info, Sold Comp #3 had conventional loan financing no reported credits or concessions. Best SOLD comp with adjustments. Resale values are estimated to be similar.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				MLS HISTORY (Last MLS Sale - December 2010) Residential Closed MLS# PI-172135 DIM: 84 244 E Price Street Nipomo, CA 93444-9437 County: San Luis Obispo Entry Date: 12/17/2010 Listing Date: 12/17/2010 Under Contract Date: 03/11/2011 Sold Date: 04/15/2011 Status Change Date: 01/27/2012 Original List Price: \$209,900 List Price: \$209,900 Sold Price: \$205,000			
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	\$455,000	\$455,000
Sales Price	\$425,000	\$425,000
30 Day Price	\$420,000	--
Comments Regarding Pricing Strategy		
<p>Comps that match the subjects profile are extremely scarce in the Nipomo area - both sold and list comps. I initially went back (6) months, out in distance (1) mile and LIST & SOLD comps are extremely scarce. With expanding the GLA value variance and the year built variance of the search criteria, I was able to find comps which fit most of the customers threshold variance requirements. Within (1) miles and back (12) months, I found viable comparables which I could use due to scarce comp factors. The comps used in the report are the best possible currently available comps within (5) miles from the subject and the adjustments are sufficient for this area to account for the differences in the subject and the comps used in the report. Comps used are best available and with reasonable adjustments and are estimated to accurately bracket the range of the subjects current fair market resale value within a 7% variance. The subject is a single story, Ranch styled home on the east side of the 101 Freeway close to East Tefft Street in non gated neighborhood of SFR homes. Prices had been on an upward trend in this area since the summer of 2016. List price escalation slowed in the fourth quarter of 2018 and appreciation stabilized. 2019 has seen some areas of Nipomo slide in price while other pocket areas have neutral appreciation. Market trend is stabilization of home prices after long period of expansion and rising home values. Inventory remains relatively low in Nipomo, helping to sustain buyer demand and sales prices. Marketing time is still abbreviated in most areas of Nipomo and under (90) days with most homes going into escrow if priced at market in less than (30) days. Agent sees no resale problem at the subject if the list price is set within the bracketed price of comps used in this report. Sold Comp #3 is estimated to be in line with the subjects current "AS-IS" value with adjustments. Sold Comp #3 is a model match property. Value conclusion is based upon a 90-120 day "AS-IS" marketing strategy. Estimated tax record value per Realist.com tax websites Corelogic software algorithm - RealAVM™ (1): \$403,000. Confidence Score (2): 81. RealAVM™ Range: \$374,790 - \$431,210. Forecast Standard Deviation (3): 7. Value as of: 03/09/2020. (1)RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. (2)The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales. (3)The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty. The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality. Report courtesy of Chris Workmon, Realtor - California Association of Realtors (DRE# 01317218) Report generated on 03/21/2020.</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



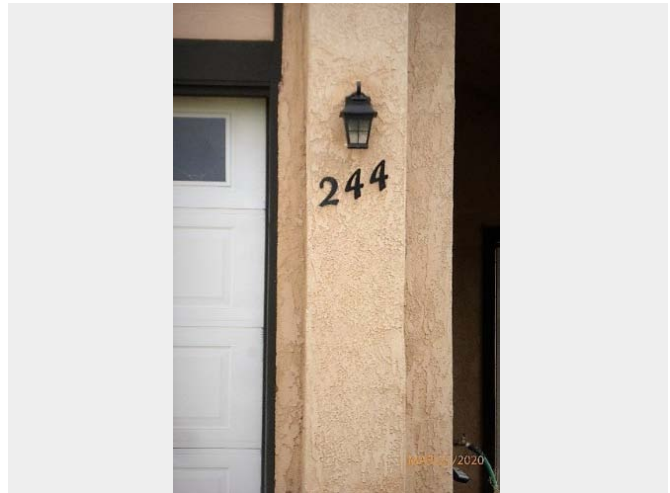
Front



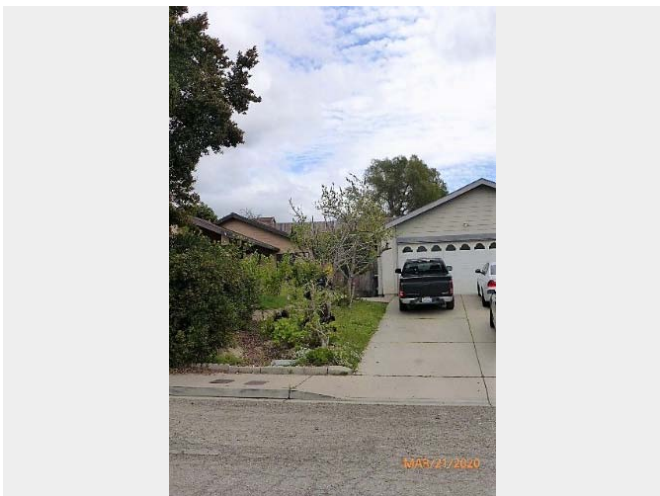
Front



Front



Address Verification



Side



Side

Subject Photos



Side



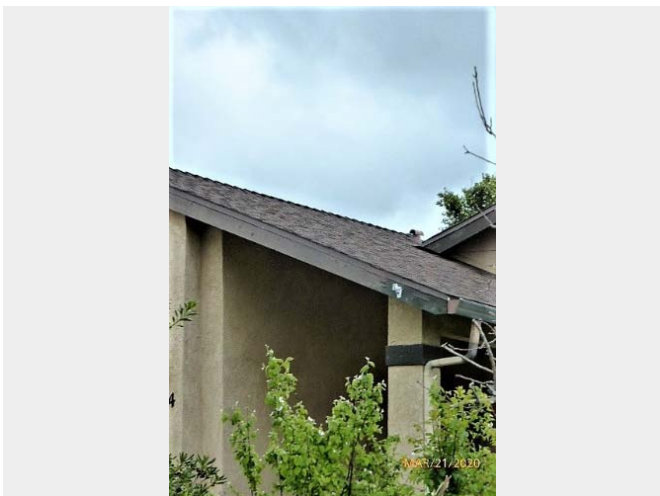
Street



Street



Other



Other



Other

Subject Photos



Other

Listing Photos

L1 238 E Vintage Street
Nipomo, CA 93444



Front

L2 165 E Price Street
Nipomo, CA 93444



Front

L3 158 W Bennett Street
Nipomo, CA 93444



Front

Sales Photos

S1 117 E Vintage Street
Nipomo, CA 93444



Front

S2 250 E Bennett Street
Nipomo, CA 93444



Front

S3 233 E Vintage Street
Nipomo, CA 93444



Front

ClearMaps Addendum

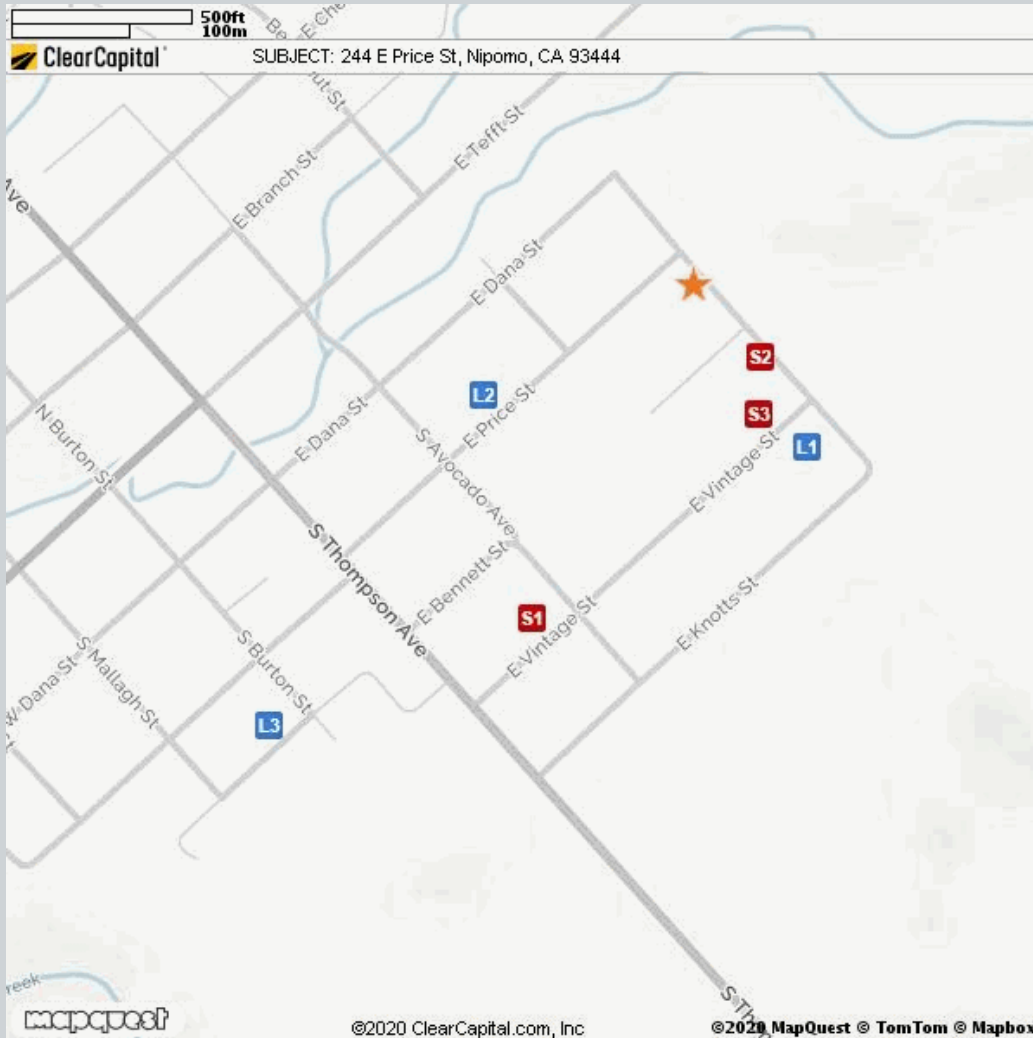
Address ★ 244 E Price Street, Nipomo, CA 93444

Loan Number 40431

Suggested List \$455,000

Suggested Repaired \$455,000

Sale \$425,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	244 E Price St, Nipomo, CA	--	Parcel Match
L1 Listing 1	238 E Vintage Street, Nipomo, CA	0.14 Miles ¹	Parcel Match
L2 Listing 2	165 E Price Street, Nipomo, CA	0.16 Miles ¹	Parcel Match
L3 Listing 3	158 W Bennett Street, Nipomo, CA	0.42 Miles ¹	Parcel Match
S1 Sold 1	117 E Vintage Street, Nipomo, CA	0.25 Miles ¹	Parcel Match
S2 Sold 2	250 E Bennett Street, Nipomo, CA	0.07 Miles ¹	Parcel Match
S3 Sold 3	233 E Vintage Street, Nipomo, CA	0.10 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	Christian Stuart Workmon	Company/Brokerage	Coldwell Banker Realty
License No	01317218	Address	727 South Halcyon Road #11 Arroyo Grande CA 93420
License Expiration	08/15/2021	License State	CA
Phone	7604048735	Email	chrisworkmon@gmail.com
Broker Distance to Subject	8.10 miles	Date Signed	03/22/2020

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.