

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 | 1201 Denali Street 214, Anchorage, AK 99501 | Order ID | 6735346 | Property ID | 28443608 |
| Inspection Date | 06/09/2020 | Date of Report | 06/10/2020 | | |
| Loan Number | 40932 | APN | 002-138-50-028 | | |
| Borrower Name | Hollyvale Rental Holdings LLC | County | Anchorage | | |

| | | | | | |
|--------------------------|-----------------------|----------------------|-----------------------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | 20200605_CitiBOTW_BPO | Tracking ID 1 | 20200605_CitiBOTW_BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

General Conditions

| | | | |
|---------------------------------------|--|---|--|
| Owner | Karella A Gumpert | Condition Comments | |
| R. E. Taxes | \$2,759 | Property is just over 38 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. | |
| Assessed Value | \$156,100 | | |
| Zoning Classification | R4 | | |
| Property Type | Condo | | |
| Occupancy | Occupied | | |
| Ownership Type | Fee Simple | | |
| Property Condition | Average | | |
| Estimated Exterior Repair Cost | \$0 | | |
| Estimated Interior Repair Cost | \$0 | | |
| Total Estimated Repair | \$0 | | |
| HOA | Denali 9075638333 | | |
| Association Fees | \$458 / Month (Other: Exterior Maintenance; Grounds Maintenance; Heat; Insurance; Other - See Remarks; Refuse; Sewer; Snow Removal; Water) | | |
| Visible From Street | Visible | | |
| Road Type | Public | | |

Neighborhood & Market Data

| | | | |
|--|--|--|--|
| Location Type | Suburban | Neighborhood Comments | |
| Local Economy | Stable | Area mostly consistent of Condo, Multi and 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 70s to early 90s. There is the occasional new construction home but it is not common practice or being developed. Area REO sales are less than 5%. | |
| Sales Prices in this Neighborhood | Low: \$105,000 High: \$205,000 | | |
| 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 | 1201 Denali Street 214 | 400 E 24th Avenue #4 | 329 E 14th Avenue #12 | 1241 Denali Street #102 |
| City, State | Anchorage, AK | Anchorage, AK | Anchorage, AK | Anchorage, AK |
| Zip Code | 99501 | 99503 | 99501 | 99501 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.80 ¹ | 0.12 ¹ | 0.04 ¹ |
| Property Type | Condo | Condo | Condo | Condo |
| Original List Price \$ | \$ | \$165,000 | \$155,000 | \$169,000 |
| List Price \$ | -- | \$149,000 | \$149,900 | \$169,000 |
| Original List Date | | 09/03/2019 | 04/16/2020 | 05/27/2020 |
| DOM · Cumulative DOM | -- · -- | 280 · 281 | 54 · 55 | 7 · 14 |
| Age (# of years) | 38 | 47 | 38 | 37 |
| Condition | Average | Average | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Condo Floor Number | 2 | 1 | 3 | 1 |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | Other Mid Rise Condo | Other Mid Rise Condo | Other Mid Rise Condo | Other Mid Rise Condo |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,000 | 1,070 | 977 | 1,042 |
| Bdrm · Bths · ½ Bths | 2 · 2 | 2 · 1 · 1 | 2 · 2 | 2 · 2 |
| Total Room # | 5 | 5 | 5 | 5 |
| Garage (Style/Stalls) | Attached 1 Car | Attached 1 Car | Attached 1 Car | Attached 1 Car |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0 acres | 0 acres | 0 acres | 0 acres |
| Other | -- | -- | -- | -- |

* Listing 3 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** Condo Type: Townhouse Association Info: Association Name: Hoffmann and Associates; Association Phone #: 907-562- 3200; Manager Contact: Leo; Manager Phone #: Ext. 105 Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water Construction Type: Unknown Exterior Finish: Stucco; Unknown-BTV Foundation Type: Unknown - BTVRoof Type: Unknown-BTV Garage Type: Detached Carport Type: None Heat Type: Baseboard Fuel-Type: Natural Gas Sewer-Type: Public Sewer Water-Type: PublicAccess Type: Maintained; Paved Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Topography: Level To Show: Appointment Only; Other-SeeRemarks; ShowingTime; Lockbox - AK MLS Contract Particulars: For Sale Sign Posted; Possession Recording Mortgage Info: EM Min Deposit: 1,600 New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Docs Avl for Review: Docs Posted on MLS; Prop Discl Available Features-Interior: Dishwasher; Disposal; Fireplace; Range/Oven; Refrigerator; W &/or Dryer Hookup Features-Additional: Covenant/Restriction; Fire Service Area; Garage Door Opener; Ground Floor Unit; In City Limits; Paved Driveway
- Listing 2** Condo Type: Apartment Miscellaneous: Parking Space-Ttl #: 2 Association Info: Association Name: Cordova Ridge Dues Include: Exterior Maintenance; Grounds Maintenance; Heat; Insurance; Refuse; Sewer; Snow Removal; Water Construction Type: Unknown Exterior Finish: Unknown-BTVRoof Type: Unknown-BTV Dining Room Type: Area Garage Type: Attached; Heated; Tuck Under; Space(s) Carport Type: None Heat Type: Baseboard Fuel-Type: Natural Gas Sewer-Type: Public Sewer Water-Type: Public View Type: MountainsView Type: Mountains Access Type: Maintained; Paved Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Topography: Level To Show: Vacant; Lockbox - AK MLS Contract Particulars: For Sale Sign Posted; Possession Recording Mortgage Info: Cash Req'd to Assume: 0; EM Min Deposit: 1,500 New Finance (Terms): Cash; Conventional; Qualifying Assumptn Flooring: Carpet; Laminate Flooring
- Listing 3** Condo Type: Apartment Association Info: Association Name: Denali Court Condos Dues Include: Exterior Maintenance; Grounds Maintenance; Heat; Insurance; Refuse; Sewer; Snow Removal; Water Construction Type: Concrete; Wood Frame Exterior Finish: Stucco Foundation Type: Unknown - BTVRoof Type: Metal Dining Room Type: Area; Breakfast Nook/Bar Garage Type: Heated; Tuck Under; Space(s) Carport Type: None Heat Type: Baseboard Fuel-Type: Natural Gas Sewer-Type: Public Sewer Water-Type: Public View Type: City LightsView Type: City Lights Access Type: Paved Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Topography: Level To Show: Appointment Only; Call Listng Licensee; Caution Pets; ShowingTime Contract Particulars: Possession Recording Mortgage Info: EM Min Deposit: 1,500 New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Docs Avl for Review: Prop Discl Available Features-Interior: BR/BA on Main Level; CO Detector(s); Dishwasher; Disposal; Electric Cooktop; Fireplace; Microwave; Range/Oven; Refrigerator; Washer&/or Dryer; Window Coverings Flooring: Laminate Flooring Features-Additional: Deck/Patio; DSL/Cable Available; Garage Door Opener; In City Limits; Landscaping; Storage Space/Unit; Paved Driveway

Recent Sales

| | Subject | Sold 1 | Sold 2 | Sold 3 * |
|-------------------------------|------------------------|--------------------------|-------------------------|-----------------------|
| Street Address | 1201 Denali Street 214 | 310 E 11th Avenue #A-116 | 380 E 11th Avenue #B123 | 221 E 7th Avenue #113 |
| City, State | Anchorage, AK | Anchorage, AK | Anchorage, AK | Anchorage, AK |
| Zip Code | 99501 | 99501 | 99501 | 99501 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.10 ¹ | 0.09 ¹ | 0.40 ¹ |
| Property Type | Condo | Condo | Condo | Condo |
| Original List Price \$ | -- | \$148,000 | \$169,900 | \$168,000 |
| List Price \$ | -- | \$148,000 | \$148,000 | \$154,500 |
| Sale Price \$ | -- | \$147,000 | \$148,000 | \$154,500 |
| Type of Financing | -- | Conv | Cash | Conv |
| Date of Sale | -- | 05/26/2020 | 12/10/2019 | 01/14/2020 |
| DOM · Cumulative DOM | -- · -- | 70 · 130 | 132 · 160 | 77 · 155 |
| Age (# of years) | 38 | 38 | 37 | 53 |
| Condition | Average | Average | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Condo Floor Number | 2 | 1 | 1 | 1 |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | Other Mid Rise Condo | Other Mid Rise Condo | Other Mid Rise Condo | Other Mid Rise Condo |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,000 | 885 | 890 | 1,010 |
| Bdrm · Bths · ½ Bths | 2 · 2 | 2 · 1 | 2 · 1 | 2 · 2 |
| Total Room # | 5 | 4 | 4 | 5 |
| Garage (Style/Stalls) | Attached 1 Car | Attached 1 Car | Attached 1 Car | Carport 1 Car |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0 acres | 0.00 acres | 0.00 acres | 0.00 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | +\$2,530 | -\$2,880 | +\$6,020 |
| Adjusted Price | -- | \$149,530 | \$145,120 | \$160,520 |

* 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** SF-Res +2530 Condo Type: Apartment Association Info: Association Name: Cordova Square; Manager Contact: Snow's: Pam Snow; Manager Phone #: 907-563-8822 Dues Include: Exterior Maintenance; Grounds Maintenance; Heat; Insurance; Refuse; Sewer; Snow Removal; Water Construction Type: Unknown Exterior Finish: Unknown-BTV Foundation Type: Unknown - BTVRoof Type: Unknown-BTV Dining Room Type: Area Garage Type: Attached; Heated; Tuck Under; Space(s) Carport Type: None Heat Type: Baseboard Fuel-Type: Natural Gas Sewer-Type: Public Sewer Water-Type: Public Access Type: Dedicated Road; Maintained; Paved Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Topography: Level To Show: Vacant; Lockbox - AK MLS Contract Particulars: Possession Recording; Variable Rate Comm Mortgage Info: EM Min Deposit: 1,500 New Finance (Terms): Cash; Conventional; FHA; VA Docs Avl for Review: CC&R's; Docs Posted on MLS; Home Inspection; Pre-Lim; Prop Discl Available; Re-Sale Cert Features-Interior: Arctic Entry; Central Vac; CO Detector(s); Dishwasher; Disposal; Electric Cooktop; Elevator; Fireplace; Microwave; Pantry; Range/Oven; Refrigerator; Smoke Detector(s); W &/or Dryer Hookup; Window Coverings; Wine/Beverage Cooler; Laminate Counters Flooring: Laminate Flooring; Linoleum Features-Additional: Cable TV; Covenant/Restriction; Deck/Patio; DSL/Cable Available; End Unit; Fire Service Area; Garage Door Opener; Handicap Accessible; In City Limits; Pets Considered; Road Service Area; Storage Space/Unit; Paved Driveway
- Sold 2** SF-Res+2420 Year Built-500 Amt-SlrPdByrClsgCost-4800 Condo Type: Apartment Miscellaneous: Parking Space-Ttl #: 1 Association Info: Association Name: Cordova Square; Association Phone #: 907-563-8333; Manager Contact: Snows Management Dues Include: Exterior Maintenance; Heat; Insurance; Refuse; Sewer; Snow Removal; Water Construction Type: Unknown Exterior Finish: Stucco Foundation Type: BlockRoof Type: Unknown-BTV Dining Room Type: Area Garage Type: Heated Carport Type: Attached; Tuck Under Heat Type: Baseboard Fuel-Type: Natural Gas Sewer-Type: Public Sewer Water-Type: Public View Type: MountainsView Type: Mountains Access Type: Paved Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Topography: Level To Show: Call Listng Licensee; Lockbox - AK MLS Contract Particulars: Possession Recording Mortgage Info: EM Min Deposit: 1,500 New Finance (Terms): Cash; Conventional; Owner Finance Docs Avl for Review: CC&R's; Prop Discl Available Features-Interior: CO Detector(s); Dishwasher; Electric; Elevator; Intercom; Range/Oven; Refrigerator; Smoke Detector(s); Washer&/or Dryer Flooring: Carpet Features-Additional: Cable TV; Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; In City Limits; Landscaping; Pets Considered; Storage Space/Unit; View; Paved Driveway
- Sold 3** SF-Res-220 Garage+5000 Year Built+7500 Amt-SlrPdByrClsgCost-6260 Condo Type: Apartment Miscellaneous: Parking Space-Ttl #: 113 Association Info: Association Name: The Fountains; Manager Contact: Pedro; Manager Phone #: 907-310-3337 Dues Include: Exterior Maintenance; Grounds Maintenance; Heat; Other - See Remarks; Refuse; Sewer; Snow Removal; Water Construction Type: Wood Frame Exterior Finish: Wood Foundation Type: Block; Poured ConcreteRoof Type: Asphalt Dining Room Type: Area Garage Type: None Carport Type: Attached; Tuck Under Heat Type: Baseboard Fuel-Type: Natural Gas Sewer-Type: Public Sewer Water-Type: Public Access Type: Maintained; Paved Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Topography: Level To Show: Call Listng Licensee; Vacant; Lockbox - AK MLS Contract Particulars: For Sale Sign Posted Mortgage Info: EM Min Deposit: 2,000 New Finance (Terms): AHFC; Cash; Conventional; VA Docs Avl for Review: Docs Posted on MLS; Prop Discl Available Features-Interior: BR/BA on Main Level; CO Detector(s); Dishwasher; Disposal; Elevator; Intercom; Microwave; Range/Oven; Refrigerator; Smoke Detector(s); Window Coverings; Laminate Counters Flooring: Carpet Features-Additional: Covenant/Restriction; Deck/Patio; End Unit; Handicap Accessible; In City Limits; Landscaping; Pets Not Allowed; Paved Driveway

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | Last Listed on 04/11/1996 @\$88500 and Sold on 08/29/1996 @\$84000. | | | |
| 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 | \$155,000 | \$155,000 |
| Sales Price | \$149,000 | \$149,000 |
| 30 Day Price | \$140,000 | -- |
| 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



Back



Street



Street

Listing Photos

L1 400 E 24th Avenue #4
Anchorage, AK 99503



Front

L2 329 E 14th Avenue #12
Anchorage, AK 99501



Front

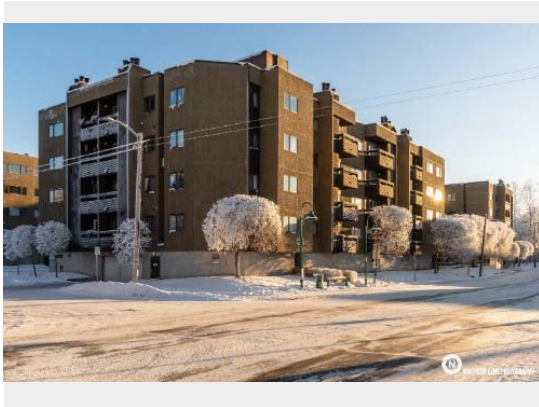
L3 1241 Denali Street #102
Anchorage, AK 99501



Front

Sales Photos

S1 310 E 11th Avenue #A-116
Anchorage, AK 99501



Front

S2 380 E 11th Avenue #B123
Anchorage, AK 99501



Front

S3 221 E 7th Avenue #113
Anchorage, AK 99501



Front

ClearMaps Addendum

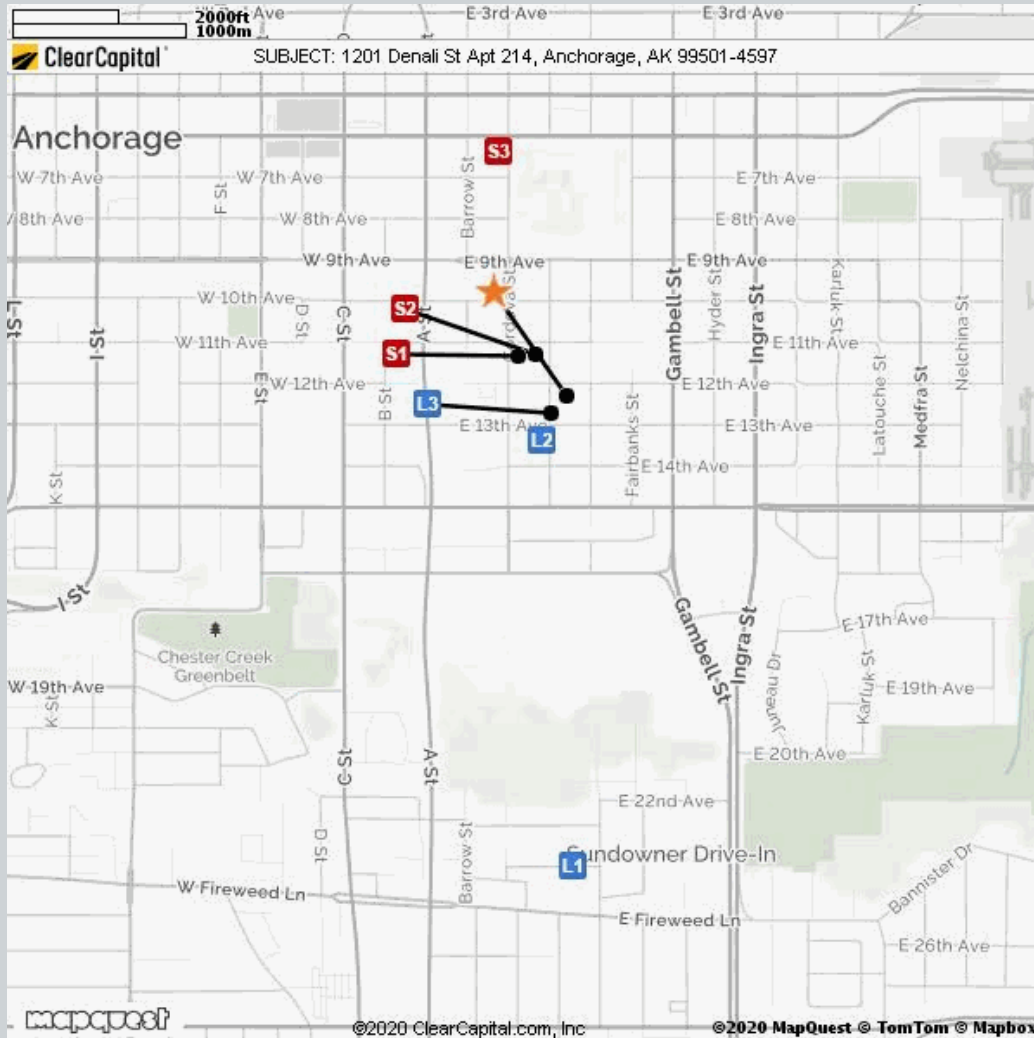
Address ★ 1201 Denali Street 214, Anchorage, AK 99501

Loan Number 40932

Suggested List \$155,000

Suggested Repaired \$155,000

Sale \$149,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|------------|---|-------------------------|-------------------------|
| ★ Subject | 1201 Denali St Apt 214, Anchorage, AK | -- | Parcel Match |
| L1 | 400 E 24th Avenue #4, Anchorage, AK | 0.80 Miles ¹ | Parcel Match |
| L2 | 329 E 14th Avenue #12, Anchorage, AK | 0.12 Miles ¹ | Parcel Match |
| L3 | 1241 Denali Street #102, Anchorage, AK | 0.04 Miles ¹ | Street Centerline Match |
| S1 | 310 E 11th Avenue #A-116, Anchorage, AK | 0.10 Miles ¹ | Parcel Match |
| S2 | 380 E 11th Avenue #B123, Anchorage, AK | 0.09 Miles ¹ | Parcel Match |
| S3 | 221 E 7th Avenue #113, Anchorage, AK | 0.40 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 | 29.44 miles | Date Signed | 06/09/2020 |

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.