

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	2140 Garden Drive, Santa Maria, CA 93458	Order ID	7959093	Property ID	32104885
Inspection Date	02/10/2022	Date of Report	02/10/2022		
Loan Number	48198	APN	117-611-013		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Santa Barbara		

Tracking IDs					
Order Tracking ID	47395_Multiple Days	Tracking ID 1	47395_Multiple Days		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	RODRIGUEZ FAMILY TRUST	Condition Comments	
R. E. Taxes	\$35	Legal Description: TR 5378 "PREISKER GARDENS" BK 125/13-23 LT 13 The subject is a single story, Mediterranean style home in gated community Preisker Gardens in North Santa Maria near Preisker Park and is just west of the 101 Freeway. The home contains 3 bedrooms and 2 bathrooms, 1,248 sq ft of living area and was built in 1989. This home recently sold for \$350,000 in January 2022. Q4 quality of construction rating. Condition is estimated to be C4 condition rating, average for the neighborhood. No items noted for repair. The subject conforms to the surrounding homes in its neighborhood in age, architectural style, quality of construction and size. The subject has neighborhood views only. The subject is "occupied" Personal property and autos noted at the subject.	
Assessed Value	\$204,197		
Zoning Classification	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	PREISKER GARDEN HOA		
Association Fees	\$90 / Month (Pool,Greenbelt,Other: Controlled Access Gate)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	Gated community of SFR homes called Preisker Gardens in north Santa Maria, just south of Preisker Park Fee simple land. This subdivision has an "active" HOA with monthly reoccurring HOA fees and CC&R's. Close to typical amenities - schools, shopping and services. Vandalism risk is low. Neighborhood is desirable and stable. REO and Short Sale properties are in short supply in this area in the current market. The subject conforms to the surrounding homes in its neighborhood in age of construction, architectural style, quality of construction and size. Subdivision is close to ...	
Sales Prices in this Neighborhood	Low: \$384,000 High: \$583,000		
Market for this type of property	Increased 11 % in the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

Gated community of SFR homes called Preisker Gardens in north Santa Maria, just south of Preisker Park Fee simple land. This subdivision has an "active" HOA with monthly reoccurring HOA fees and CC&R's. Close to typical amenities - schools, shopping and services. Vandalism risk is low. Neighborhood is desirable and stable. REO and Short Sale properties are in short supply in this area in the current market. The subject conforms to the surrounding homes in its neighborhood in age of construction, architectural style, quality of construction and size. Subdivision is close to commercial buildings, a hotel and Boomer's and is less than 1/8 mile from the 101 Freeway to its east. Prices rose in this area over 20% during 2021, Demand continues to exceed supply. Marketing time is abbreviated and under (30) days. Market remains a sellers market. HOA AMENITIES: Pool, Spa/Hot Tub, Clubhouse, Security, Controlled Access Gate

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2140 Garden Drive	1014 E Boone Street	611 Mayten Street	2351 Lexington Avenue
City, State	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93458	93454	93458	93458
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.51 ¹	0.63 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$464,900	\$507,500	\$375,000
List Price \$	--	\$464,900	\$507,500	\$390,000
Original List Date		02/09/2022	02/05/2022	12/09/2021
DOM · Cumulative DOM	-- · --	1 · 1	5 · 5	63 · 63
Age (# of years)	33	64	23	28
Condition	Average	Average	Average	Fair
Sales Type	--	Fair Market Value	Fair Market Value	REO
Location	Adverse ; Commercial	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Mediterranean	1 Story Ranch	1 Story Mediterranean	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,248	1,460	1,176	1,517
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
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	0.09 acres	0.16 acres	0.13 acres	0.10 acres
Other	--	--	--	REO , Needs Repairs

* 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** North Santa Barbara County MLS#: 22000284. Fair market sale. List #1 is a older SFR home to the southeast of the subject in Santa Maria approx. 2.51 miles away from the subject. Comp over (1) mile away from the subject was used due to extreme scarce LIST comp factors in the current market. Inventory of available homes for sale in all price tiers is low in Santa Maria in the current market. Comps that match the subjects profile are extremely scarce. Adjustments - Architectural style (\$0) Year built (+\$15,500) Same room count (\$0) Same bedroom count (\$0). Same Bath count (\$0) Quality of construction both Q4 rating (\$0) Condition rating - both C4 condition (\$0) List #1 has superior GLA values (-\$15,900) List #1 has superior 0.16 acre lot size (-\$21,000) Garage Type & Size - both homes have an attached two car garage (\$0) Landscaping (\$0) Fencing (\$0) View amenity - both homes have neighborhood views only (\$0) Neighborhood lot location value - List #1 has superior lot location value with no adverse influences. The subject has inferior lot location with adverse influences. The subject backs a busy road and is in close proximity to commercial buildings and a freeway (-\$10,000) With adjustments, List #1 has a estimated upward adjustment of \$31,400 over the subject. Subjects adjusted list price value: \$433,500. List #1 is estimated to have superior fair market resale value over the subject due to its superior parcel value, superior GLA values and superior neighborhood lot location value. List #1 is estimated to be superior despite its older age of construction.
- Listing 2** Standard sale. List #2 is located in the Hidden Pines Estates subdivision of homes, a gated community in Santa Maria approximately 0.63 miles away from the subject. Adjustments - Architectural style - both Mediterranean style (\$0) Year built - List #2 is a (10) year newer home (-\$5,000) Room count (\$0) Bedroom count (\$0), Bath count (\$0) Quality of construction both Q4 construction rating (\$0) Condition rating - both C4 condition rating (\$0) GLA values are close - edge to the subject (+\$5,760) List #2 has a superior size lot (-\$12,000) Garage Type & Size - both homes have an attached (2) car garage (\$0) Landscape (\$0) Fencing (\$0) View amenity - both homes have neighborhood views only (\$0) List #2 has similar community amenities to the subjects PUD (\$0) List #2 has superior neighborhood lot location value. Both homes are near Preisker Park, but List #2 has interior of its PUD lot location with no adverse influences like the subject The subject backs a busy road and is close top the freeway and commercial buildings (-\$10,000) With adjustments, List #2 has an estimated \$21,240 upward adjustment over the subject. Subjects adjusted list price value: \$486,260. List #2 is estimated to have similar fair market resale value to the subject with adjustments. Estimated edge to List #2. List #2 is the most heavily weighted LIST comp due to its close proximity to the subject in same Preisker Park area. List #2 is estimated to be superior due to its superior lot location value with no adverse influence. Best LIST comp with adjustments. Edge to List #2.
- Listing 3** List #3 is a foreclosure sale. Comp was used in report due to to similar location and due to extreme scarce LIST comp factors for comps that match the subjects profile. List comp selection is extremely scarce in the current market - inventory of available homes For Sale in all price tiers is extremely low. List #3 is located in the gated Regency Estates community in North Santa Maria, approximately 0.50 miles away from the subject. Comp was used in report due to extreme scarce LIST comp selection in the current market for list comps that match the subjects profile. Adjustments - Architectural style (\$0) Year built - List #3 is a (5) year newer home (-\$2,500) List #3 has the same (5) room count (\$0) Same bedroom count. Same bathroom count (\$0) Quality of construction is Q4 rating like the subject (\$0) Condition rating - List #3 is a "fixer" per MLS information with estimated inferior C5 condition (fair) per its MLS photos and profile information (+\$30,000) List #3 has superior GLA values (-\$20,175) List #3 has a slightly larger lot (-\$3,000) Garage Type & Size - both homes have an attached (2) car garage (\$0) Landscape (\$0) Fencing (\$0) View amenity at List #3 is similar to the subject - both homes have neighborhood views only (\$0) List #3 has superior neighborhood lot location value at interior of its subdivision with no adverse influences in more desirable area of Santa Maria. The subject has an adverse influence backing a busy street and is close to the 101 Fwy and commercial buildings (-\$10,000) List #3 is a distressed REO sale not a fair market sale (+\$20,000) List #3 PUD has similar community amenities like the subjects PUD (\$0) With adjustments, List #3 has an estimated \$14,325 downward adjustment to the subject. Subjects adjusted list price value: \$404,325. List #3 is estimated to have similar fair market resale value to the subject with adjustments. Resale values are estimated to be in range. Estimated edge to the subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2140 Garden Drive	231 Portland Drive	2213 Garden Drive	2142 Garden Drive
City, State	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93458	93458	93458	93458
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.08 ¹	0.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$429,000	\$399,000	\$459,000
List Price \$	--	\$429,000	\$399,000	\$459,000
Sale Price \$	--	\$450,000	\$435,000	\$497,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	05/07/2021	09/24/2021	12/10/2021
DOM · Cumulative DOM	-- · --	1 · 29	10 · 83	13 · 44
Age (# of years)	33	25	34	34
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Investor	Fair Market Value
Location	Adverse ; Commercial	Adverse ; Other	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Mediterranean	1 Story Mediterranean	1 Story Mediterranean	1 Story Mediterranean
# Units	1	1	1	1
Living Sq. Feet	1,248	1,359	1,249	1,365
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
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	--	--	--	Spa - Yes
Lot Size	0.09 acres	0.09 acres	0.09 acres	0.10 acres
Other	--	--	Same PUD, Same Street	Same PUD, Same Street
Net Adjustment	--	-\$12,325	-\$10,500	-\$11,275
Adjusted Price	--	\$437,675	\$424,500	\$485,725

* 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 #1 was a fair market sale. Sold #1 is located in a nearby non gated subdivision of homes approximately 0.22 miles away from the subject. Similar age of construction. Sold #1 was built in 1997 and is a (8) year newer home (-\$4,000) Like kind Mediterranean architectural style. Similar Q4 quality of construction rating (\$0) Same room, bed and bath count as the subject per its tax record information (\$0) Sold #1 has superior GLA values over the subject (-\$8,325) Condition rating of Sold #1 is estimated to be similar to the subject per its MLS photos - same C4 condition rating (\$0) Sold #1 has the same sized 0.09 acre lot (\$0) Both homes have landscaped and fenced yards (\$0) Sold #1 has an attached (2) car garage like the subject (\$0) View amenity at Sold #1 is similar to the subject - both homes have neighborhood views only (\$0) Neighborhood lot location values are similar in same area of N Santa Maria near Preisker Park and both Sold #1 and the subject have a adverse influence. The subject backs a busy road and is close to commercial buildings. Sold #1 is less than 200 yards from the 101 Freeway (\$0) With adjustments, Sold #1 has a estimated upward adjustment of \$12,325 over the subject. Subjects adjusted value: \$437,675. Sold #1 is a dated sale. Prices have increased significantly in all areas of Santa Maria since Sold #1 closed escrow in early May of 2021. The subjects current fair market value is estimated to exceed its adjusted value to Sold #1 due to rapid price appreciation that has occurred in the marketplace since Sold #1 closed escrow. Sold #1 had conventional loan financing type with no reported credits or concessions.
- Sold #2** Sold #2 was a tenant occupied investor sale. Sold #2 is located in the same subdivision of homes as the subject, on the same street as the subject approximately 0.04 miles away from the subject. Similar age of construction. Sold #2 was built in 1988, a one year older home than the subject (+\$500) Similar Q4 quality of construction rating (\$0) Same room, bed and bath count as the subject per its tax record information (\$0) Sold #2 has the same sized floor plan as the subject with (1) foot of superior GLA over the subject (-\$75) Condition rating of Sold #2 is estimated to be similar to the subject per its MLS photos - same C4 condition rating (average) as the subject (\$0) Sold #2 has the same sized 0.09 acre lot as the subject (\$0) Both homes have landscaped and fenced yards (\$0) Sold #2 has an attached (2) car garage like the subject (\$0) View amenity at Sold #2 is similar to the subject - both homes have neighborhood views only (\$0) Neighborhood lot location value of Sold #2 on Garden Drive is superior over the subject as it is on the opposite side of the street and does not back a busy road like the subject or have commercial buildings in its view amenity. The subject has adverse lot location in the Preisker Gardens PUD backing a busy street and close to commercial buildings (-\$10,000) With adjustments, Sold #2 has a estimated upward adjustment of \$9,575 over the subject. Subjects adjusted value: \$425,425. Sold #2 had VA loan financing type with a reported \$8,000 seller credit to buyers for repairs. Sold #2 is a dated sale. Prices have risen in all areas of Santa Maria since Sold #2 closed escrow in late September of 2021. The subjects current fair market value is estimated to exceed its adjusted value to Sold #2 due to price appreciation that has occurred in the marketplace since Sold #2 closed escrow. CONCESSIONS \$8,000 CONCESSION CMTS: For repairs
- Sold #3** Sold #3 was a standard sale per MLS information Sold #3 is located in the same Preisker Garden PUD on the same street as the subject, approximately 0.1 miles away from the subject. Sold #3 directly sides the subject on the same side of the street and backs the same busy road as the subject. Similar age of construction. Sold #3 was built in 1988 and is a (1) year older home than the subject (+\$500) Similar Q4 quality of construction rating (\$0) Same 5/3/2 room, bedroom and bath count as the subject per its tax record information (\$0) Sold #3 has slightly superior GLA values over the subject (-\$8,775) Condition rating of Sold #3 is estimated to be similar to the subject per its MLS photos - same C4 condition rating (\$0) Sold #3 has a similar sized lot with lot size edge to Sold #3 (-\$3,000) Both homes have landscaped and fenced yards (\$0) Sold #3 has an attached (2) car garage like the subject (\$0) View amenity at Sold #3 is similar to the subject - both homes have neighborhood views only (\$0) Neighborhood lot location values are similar in the subdivision directly next to one another. Both homes have the same adverse influence - backing a busy road and close to commercial buildings (\$0) With adjustments, Sold #3 has a estimated upward adjustment of \$11,275 over the subject. Subjects adjusted value: \$85,725. Sold #3 had conventional loan financing type with no reported credits or concessions. Sold #3 is current sale that closed in December of 2021 and is reflective of current market values. Sold #23 is the most heavily weighted SOLD comparable with adjustments as it has similar adverse lot location value on the same street as the subject, on the same side of the subject and sits directly next to the subject. Profiles are similar Best SOLD comp. Edge to Sold #3.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No MLS history found Last Market Sale & Sales History Per Tax Record information (Source: Realist.com) Recording Date: 01/25/2022 Sale Type: Full Sale Date: 01/18/2022 Deed Type: Grant Deed Sale Price: \$350,000 Price Per Square Foot: \$280.45 Multi/Split Sale Buyer Name: E-Homes LLC Seller: Rodriguez Family Trust Document Number: 4188					
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	\$469,900	\$469,900
Sales Price	\$465,000	\$465,000
30 Day Price	\$460,000	--

Comments Regarding Pricing Strategy

I initially went back (6) months, out in distance (1) mile. With relaxing some of the variance threshold tolerances of the search criteria, I was able to locate comps to complete the report. Within (2) miles and back (12) months for SOLD comps I found LIST and SOLD comps of which I could only use due to extreme scarce comp factors. Comps used are the best possible currently available comps within (5) miles and the adjustments are sufficient for this area to account for the differences in the subject and comparables. Comp selection is extremely scarce. One REO LIST comp had to be used in report due to extreme scarce list comp selection. Comps used in report are best available in the current market and are estimated to bracket the subjects range of current market value. List comp selection is extremely scarce. Some threshold variance tolerances had to be exceeded due to scarce comp factors. Broker recommends an "AS-IS" sales strategy as no repair items exist. List price can be set speculatively due to extremely low inventory in the current market. L1 and L2 comps exceed the 0.50 mile distance variance threshold and were used in report due to extremely scarce LIST comp selection. (2) SOLD comps exceed the (90) day date sold threshold and had to be utilized due to extremely scarce SOLD comp factors for homes in N Santa Maria that match the subjects profile. L3 comp exceeds the +/- 20% GLA value variance threshold. L1 comp exceeds the 15 year age of construction variance threshold. Sold #3 is the most heavily weighted sales comp due to its similar location, similar GLA values, similar bed/bath/room count, similar sized lot and like kind adverse lot location value backing a busy road and close to commercial buildings. The subject is estimated to have similar market value, with edge to Sold #3 due to its superior GLA values and slightly larger lot. Best SOLD comp with adjustments. Sold #1 and Sold #2 are dated sales. The subjects current market value is estimated to exceed its adjusted value to Sold #1 and Sold #2 due to price appreciation that has occurred in the marketplace since Sold #1 and Sold #2 comps closed escrow. The subject range of value is estimated to be \$465,000 to \$470,000 due to current market conditions. The subjects (30) day value is estimated to be \$460,000,

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



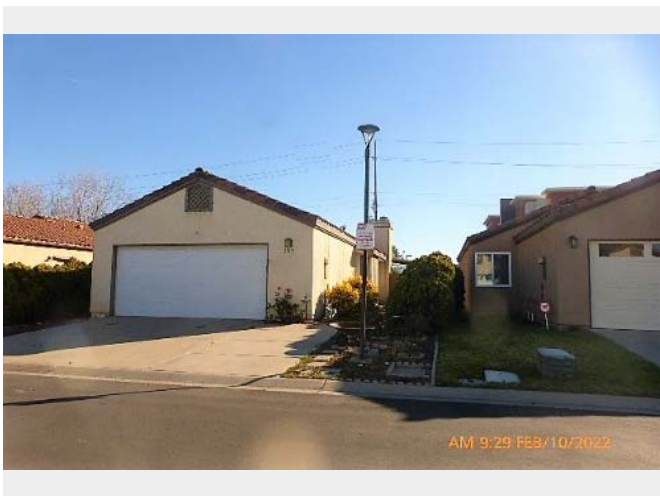
Front



Address Verification



Side



Side



Side

Subject Photos



Street



Street



Street



Other



Other



Other

Subject Photos



Other



Other



Other



Other

Listing Photos

L1 1014 E Boone Street
Santa Maria, CA 93454



Front

L2 611 Mayten Street
Santa Maria, CA 93458



Front

L3 2351 Lexington Avenue
Santa Maria, CA 93458



Front

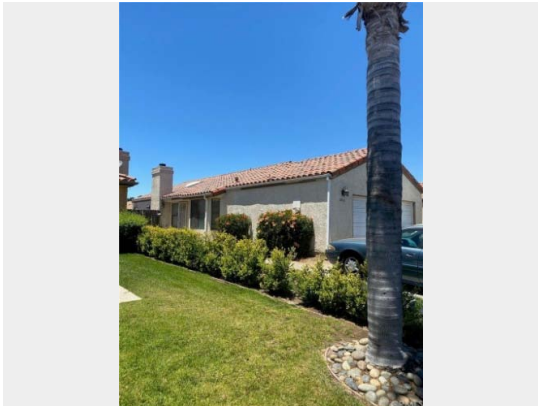
Sales Photos

S1 231 Portland Drive
Santa Maria, CA 93458



Front

S2 2213 Garden Drive
Santa Maria, CA 93458



Front

S3 2142 Garden Drive
Santa Maria, CA 93458



Front

ClearMaps Addendum

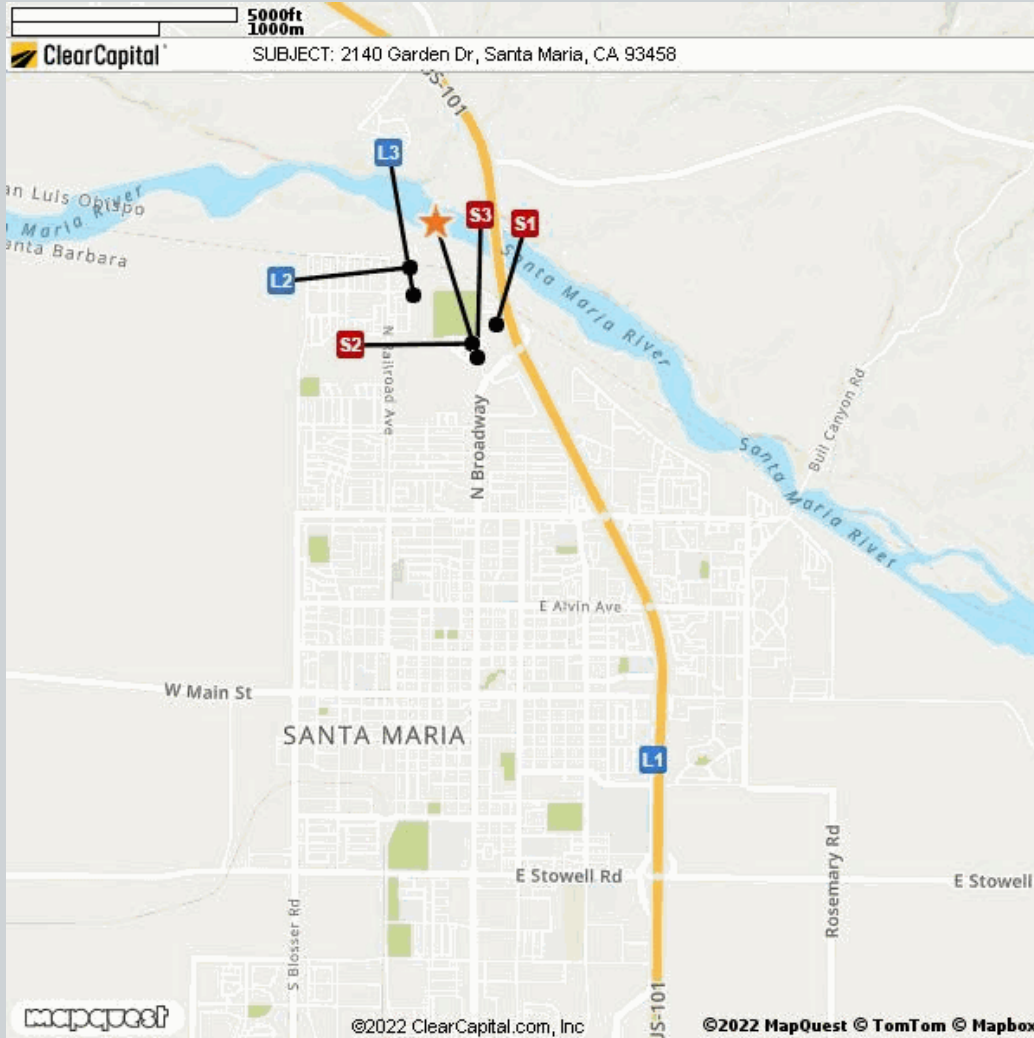
Address ★ 2140 Garden Drive, Santa Maria, CA 93458

Loan Number 48198

Suggested List \$469,900

Suggested Repaired \$469,900

Sale \$465,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2140 Garden Drive, Santa Maria, CA 93458	--	Parcel Match
L1 Listing 1	1014 E Boone Street, Santa Maria, CA 93454	2.51 Miles ¹	Parcel Match
L2 Listing 2	611 Mayten Street, Santa Maria, CA 93458	0.63 Miles ¹	Parcel Match
L3 Listing 3	2351 Lexington Avenue, Santa Maria, CA 93458	0.50 Miles ¹	Parcel Match
S1 Sold 1	231 Portland Drive, Santa Maria, CA 93458	0.22 Miles ¹	Parcel Match
S2 Sold 2	2213 Garden Drive, Santa Maria, CA 93458	0.08 Miles ¹	Parcel Match
S3 Sold 3	2142 Garden Drive, Santa Maria, CA 93458	0.01 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Christian Stuart Workmon	Company/Brokerage	Century 21 Hometown Realty - Pismo Beach,CA
License No	01317218	Address	727 South Halcyon Road #11 Arroyo Grande CA 93420
License Expiration	08/15/2025	License State	CA
Phone	7604048735	Email	chrisworkmon@gmail.com
Broker Distance to Subject	12.37 miles	Date Signed	02/10/2022

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:

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