

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.

<b>Address</b>	26701 Quail Creek Unit 17, Laguna Hills, CA 92656	<b>Order ID</b>	9151193	<b>Property ID</b>	35060445
<b>Inspection Date</b>	02/09/2024	<b>Date of Report</b>	02/10/2024		
<b>Loan Number</b>	56620	<b>APN</b>	937-890-17		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Orange		

Tracking IDs					
<b>Order Tracking ID</b>	2.8_BPO	<b>Tracking ID 1</b>	2.8_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Cantor Frances M	Subject is in average condition. No damages or repairs were noted.
<b>R. E. Taxes</b>	\$798	
<b>Assessed Value</b>	\$83,427	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	Condo	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(only a few items left in home, many posted items on front door)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Quail Creek 949-450-0202	
<b>Association Fees</b>	\$465 / Month (Pool,Tennis,Other: Pool, TennisCourt(s), Cable TV, Trash,Water, Management)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	IAbundantly landscaped Quail Creek property grounds are an additional plus. It's a very unique property as the entire complex of Quail Creek has lagoons and streams running through it, with lush foliage, willows, eucalyptus and pine trees. The wildlife abound with fish, koi, turtles, ducks, rabbits and occasional geese, cranes and herons. A serene hideaway surrounded by nature!
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$400,000 High: \$725,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	26701 Quail Creek Unit 17	29 Florentine	28099 Caldaro	26701 Quail #137
<b>City, State</b>	Laguna Hills, CA	Aliso Viejo, CA	Laguna Niguel, CA	Laguna Hills, CA
<b>Zip Code</b>	92656	92656	92677	92656
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.11 <sup>1</sup>	1.53 <sup>1</sup>	0.00 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$529,900	\$525,000	\$539,000
<b>List Price \$</b>	--	\$512,500	\$525,000	\$539,000
<b>Original List Date</b>		01/20/2024	01/08/2024	02/03/2024
<b>DOM · Cumulative DOM</b>	-- · --	19 · 21	31 · 33	5 · 7
<b>Age (# of years)</b>	44	30	35	44
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
<b>Style/Design</b>	1 Story Condo low rise	1 Story Condo low rise	1 Story Condo low rise	1 Story Condo low rise
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	676	454	575	866
<b>Bdrm · Bths · ½ Bths</b>	1 · 1	1 · 1	1 · 1	1 · 1
<b>Total Room #</b>	4	4	4	4
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Detached 1 Car	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	Patio, Porch	Patio, Porch	Patio, Porch	Patio, Porch

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Welcome to 29 Florentine in Aliso Viejo, where luxury meets comfort in this meticulously remodeled one-bedroom home. Boasting approximately \$50,000 in renovations, this residence offers a blend of modern aesthetics and thoughtful design, making it an ideal haven for a first-time buyer or those seeking a charming second home. As you step inside, you'll be greeted by the warmth of newly installed wood-based laminate floors that seamlessly flow throughout the open space. Beautiful gas fireplace has been redesigned with new glass tiles. The kitchen, a focal point of the home, features brand new cabinets with soft-close doors, offering both style and functionality. Equipped with modern stainless steel appliances, large silgranite sink and quartz counters. This kitchen is a delight to cook in. This one-bedroom gem stands out with not one but two private patios, creating a perfect balance between indoor and outdoor living. The second patio, generously sized, accommodates a table, firepit, and barbecue – an ideal setting for entertaining guests or enjoying quiet evenings under the stars. Convenience is key with a stackable washer and dryer inside the unit, enhancing the overall functionality of this stylish home. With no neighbors above or below, you'll experience enhanced privacy and tranquility. Complex was repiped with PEX piping. One car garage is located directly below patio. Situated in the coveted Tivoli 1 neighborhood of Aliso Viejo, 29 Florentine enjoys a peaceful location just steps away from the association pool and spa. The proximity to Soka University, a short drive to the beach, and easy access to shopping, restaurants, and entertainment make this residence an excellent choice for those seeking both convenience and leisure. This light and bright home exudes a welcoming ambiance, creating a comfortable living space that perfectly complements the Southern California lifestyle. Don't miss the opportunity to make 29 Florentine your own – a retreat that seamlessly combines modern elegance with the laid-back charm of Aliso Viejo living. Don't wait, this one will sell fast. Adjustments : GLA: \$42624, Year built: -\$7000, Adjusted Value: \$548124.
- Listing 2** Desirable Upper Level Condo located on a private and peaceful greenbelt. This 565 sq ft condo boasts a bright and airy floor plan with high ceilings, one full sized bathroom and spacious master bedroom with large walk-in closet, 2 patios – one at the entry and the second off the master bedroom, and nearby oversized detached garage with bonus storage space. Privacy abounds with this property's expansive greenbelt location and better yet no one lives above you. The modern kitchen is updated with granite counters, classic white cabinets, new stainless steel appliances and recessed canned lighting. Upgrades in the bathroom include a new vanity, light fixtures and mirror. Other upgrades – new wood look vinyl flooring installed in living room, bedroom, hall and walk-in closet, new paint throughout entire home and pex re-piping. Both patios are private, perfect for relaxing. Enjoy central air and heat as well as washer and dryer within the home. Community amenities include pool, spa, fitness center, clubhouse and EV-electric car charging station on premises. The home is located near community shopping, restaurants, stores and movie theater. Short drive to the beach and quick access to the 5 Freeway and 73 Toll Road. Adjustments : GLA: \$19392, Adjusted Value: \$544392.
- Listing 3** Turnkey condo with amazing location and lake view. Located in the heart of the community backing to the lake that the ducks and turtles truly enjoy; you will find your peaceful retreat. As soon as you enter the front door, you can see the neighborhood water feature immediately. The bright kitchen includes stainless steel appliances including a refrigerator which is included, white quartz counter tops, custom cabinets some with upgraded glass fronts, charming bay window and again beautiful lake views. The living room includes a cozy fireplace, a large mounted tv included, vaulted ceilings, beautifully upgraded privacy blinds and a slider that opens to your deck that provides a laundry closet with washer and dryer also included, overlooking lake. Upstairs the lake view loft bedroom includes upgraded glass pony wall, ceiling fan, walk in closet and a full bathroom. Other upgrades include the beautiful lighting as well as a keyless entry. Great HOA includes pools, spa/hot tub, sauna, tennis courts, trash, water including hot water, and front yard maintenance. Close to shopping and restaurants. Adjustments : GLA: -\$36480, Adjusted Value: \$502,520

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	26701 Quail Creek Unit 17	26701 Quail #128	26701 Quail Creek #257	26701 Quail Creek #44
<b>City, State</b>	Laguna Hills, CA	Laguna Hills, CA	Laguna Hills, CA	Laguna Hills, CA
<b>Zip Code</b>	92656	92656	92656	92656
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.08 <sup>1</sup>	0.00 <sup>1</sup>	0.00 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$459,500	\$469,900	\$439,000
<b>List Price \$</b>	--	\$451,500	\$429,900	\$439,000
<b>Sale Price \$</b>	--	\$430,000	\$430,000	\$439,000
<b>Type of Financing</b>	--	Cash	Conventional	Cash
<b>Date of Sale</b>	--	04/21/2023	06/12/2023	05/11/2023
<b>DOM · Cumulative DOM</b>	-- · --	15 · 44	67 · 99	5 · 27
<b>Age (# of years)</b>	44	44	44	44
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential
<b>Style/Design</b>	1 Story Condo low rise	1 Story Condo low rise	1 Story Condo low rise	1 Story Condo low rise
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	676	676	676	676
<b>Bdrm · Bths · ½ Bths</b>	1 · 1	1 · 1	1 · 1	1 · 1
<b>Total Room #</b>	4	4	4	4
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	Patio, Porch	Patio, Porch	Patio, Porch	Patio, Porch
<b>Net Adjustment</b>	--	\$0	\$0	-\$30,000
<b>Adjusted Price</b>	--	\$430,000	\$430,000	\$409,000

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** You will be enchanted by peace and serenity as you tread the beautifully landscaped Quail Creek property grounds! It's a very unique property as the entire complex of Quail Creek has lagoons and streams running through it, with lush foliage, willows, eucalyptus and pine trees. The wildlife abound with fish, koi, turtles, ducks, rabbits and occasional geese, cranes and herons. A serene hideaway surrounded by nature! This second floor unit has a lovely balcony overlooking the splashing stream and lush foliage. Open floor plan, one bedroom and one bathroom with skylight. The bedroom has a laundry closet which has been repiped for stackable machines. There is currently only an electric dryer. The great room and kitchen overlook the grounds and stream. It has a 2-year new dishwasher, a 2-year new medium-size refrigerator, electric stove and plenty of cabinets. The flooring is a beautiful light cream laminate throughout except the bathroom which is Travertine in the same color tone. The great room and primary bedroom have cathedral ceilings and ceiling fans. Move-in ready: This property is sold in "as is" condition. It is furnished (included in the price - with exception of a few clearly-tagged furniture pieces, wall art and pictures). If not needed or wanted, seller will sell furniture separately prior to end of escrow. This community has 2 newly resurfaced tennis courts, a large grass and dirt dog park, 2 swimming pools and 2 spas and saunas. There are 2 laundry rooms with coin-operated machines in the pool areas for those who prefer to do their laundry while sunbathing or relaxing in the spa. Parking in an assigned carport underneath the building. Quail Creek has electric vehicle chargers in its large parking lot with plenty of guest parking. HOA pays for some utilities: water, trash, gas, sewer, pest control, grounds landscape, waterscape, 2 pools, 2 spas and 2 saunas, earthquake and fire insurance, and also takes care of the roof/paving/siding annually. It's conveniently located near freeways and toll road. There is a grocery store, shopping and restaurants in the vicinity. John Wayne Airport is only 20 minutes away. Dana Point Harbor and Laguna Beach, with its Art Festivals, are only 15 minutes away! Dogs and cats are welcome. Cable, electricity, natural gas, telephone, sewer, water connected. Adjustments : none Adjusted Value: \$430000.
- Sold 2** Very motivated seller, price reduced to sell quickly! Affordable condo in a very desirable location of Laguna Hills. Lower level end unit with only one common wall, front/ back and one side is open. Home views the pool ,spa, sauna, greenbelt and running streams as you look out from the inside or patio area. Lots of pine trees and running streams that flow around the community giving it a unique setting. As you stroll through the complex you will cross small bridges to get from one side to the next, enjoy the ducks swim by, or if you are lucky may catch a glimpse of turtles in the water. With its lush landscape, running waters, birds and ducks, living in Quail Creek feels like living with nature. Spacious ground floor unit with one large bedroom, a living room, kitchen. eating area and a relaxing front patio with no one in front. The unit is very clean and bright it shows well. Laminated flooring in the living and bedroom, tiled kitchen and bathroom flooring, scraped ceiling, new air conditioning, walk-in closet and neutral paint color. There is also an inside laundry, washer / dryer, refrigerator, dishwasher and microwave that comes with it. This unit has its own dedicated covered car port and ample guest parking around the complex. The large sliding glass door off the living room accesses the patio area. Also comes with smart light switches that can be controlled remotely from your phone. Tinted windows and other miscellaneous upgrades are some other features that enhances this home. A big bonus for this community is that the HOA pays for water, gas and trash, exterior maintenance and insurance. Centrally located and close to shopping plazas, Walmart, Costco, Target, Aliso Viejo Town Center and grocery stores. Easy access to freeways, Mission Viejo Mall, and only a short drive to Laguna Beach and Irvine Spectrum. Adjustments :None Adjusted Value: \$430000.
- Sold 3** This light, bright, upper end, 1 bedroom/1 bathroom condo with assigned covered carport in the centrally located Quail Creek community is waiting for you to enjoy either working from home or if at the office to return to. The central air conditioning and furnace are near new from 2022, the stove, refrigerator, dishwasher, kitchen sink and washer/dryer are stainless steel, ceilings were scraped and fresh paint applied this April. The flooring is laminated wood throughout, and a walk-in closet. You will enjoy the nice viewing deck looking out on the babbling stream and green lawns with trees and flowering plantings--exceptional opportunities for long strolls, tennis, swimming, community laundromat, and pool side chats with friends and neighbors. Shopping and restaurants are across the street which is terrific for nondrivers. This condo is located close to carport parking thus close from vehicle to home. Beaches, schools, shopping, business buildings, hiking, toll way & freeway are all close at hand. Come on in and decide this is the home for you. Adjustments : Condition -\$30,000 , Adjusted Value: \$409000.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		Subject is not currently listed. Prior listing history is unavailable.					
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$439,000	\$439,000
<b>Sales Price</b>	\$430,000	\$430,000
<b>30 Day Price</b>	\$420,000	--
<b>Comments Regarding Pricing Strategy</b>		
Most weight on S1 and S2 as these are same tract comps and similar condition comps. S3 is same tract but in superior condition. Regarding the listings L3 is same tract comp but this is a loft bedroom with 2 stories and L1 and L2 are different tract comps . Had to extend sale date on sold comps to obtain same tract comps.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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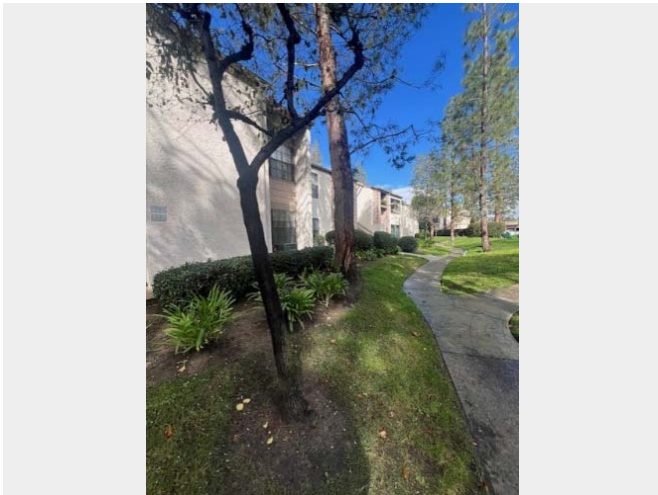
## Subject Photos



Front



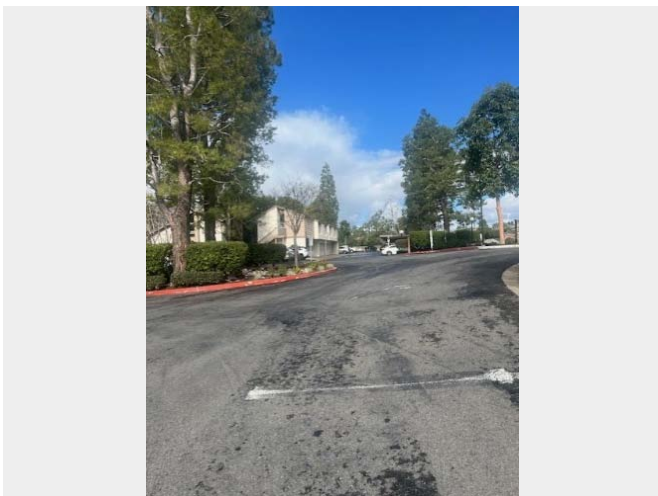
Address Verification



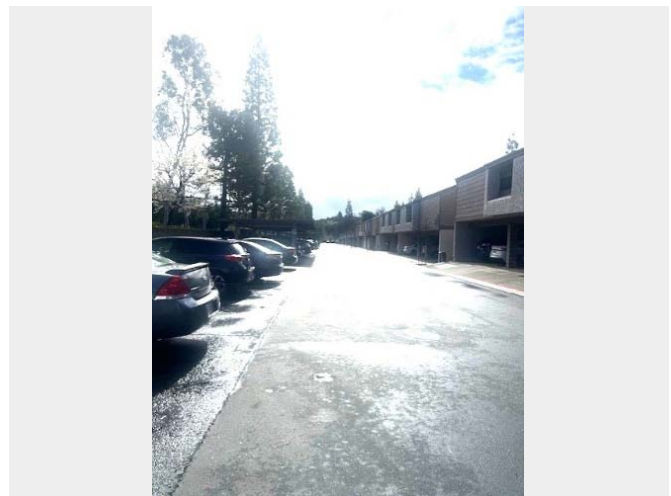
Side



Side



Street



Street

## Subject Photos

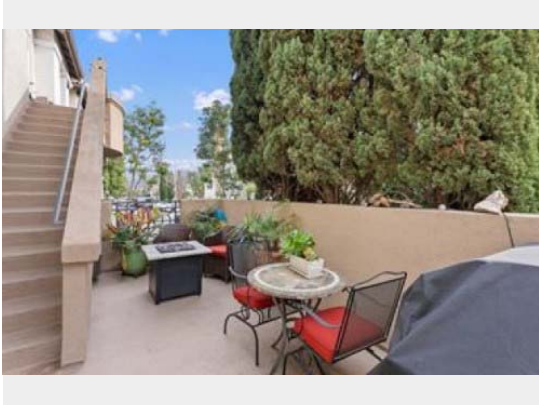


Other



## Listing Photos

**L1** 29 Florentine  
Aliso Viejo, CA 92656



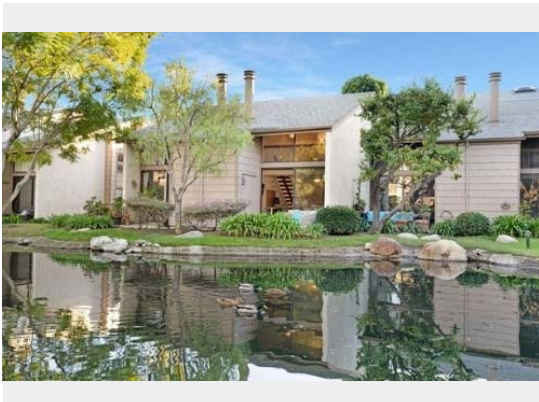
Front

**L2** 28099 Caldarò  
Laguna Niguel, CA 92677



Front

**L3** 26701 Quail #137  
Laguna Hills, CA 92656



Front

## Sales Photos

**S1** 26701 Quail #128  
Laguna Hills, CA 92656



Front

**S2** 26701 Quail Creek #257  
Laguna Hills, CA 92656



Front

**S3** 26701 Quail Creek #44  
Laguna Hills, CA 92656



Front

## ClearMaps Addendum

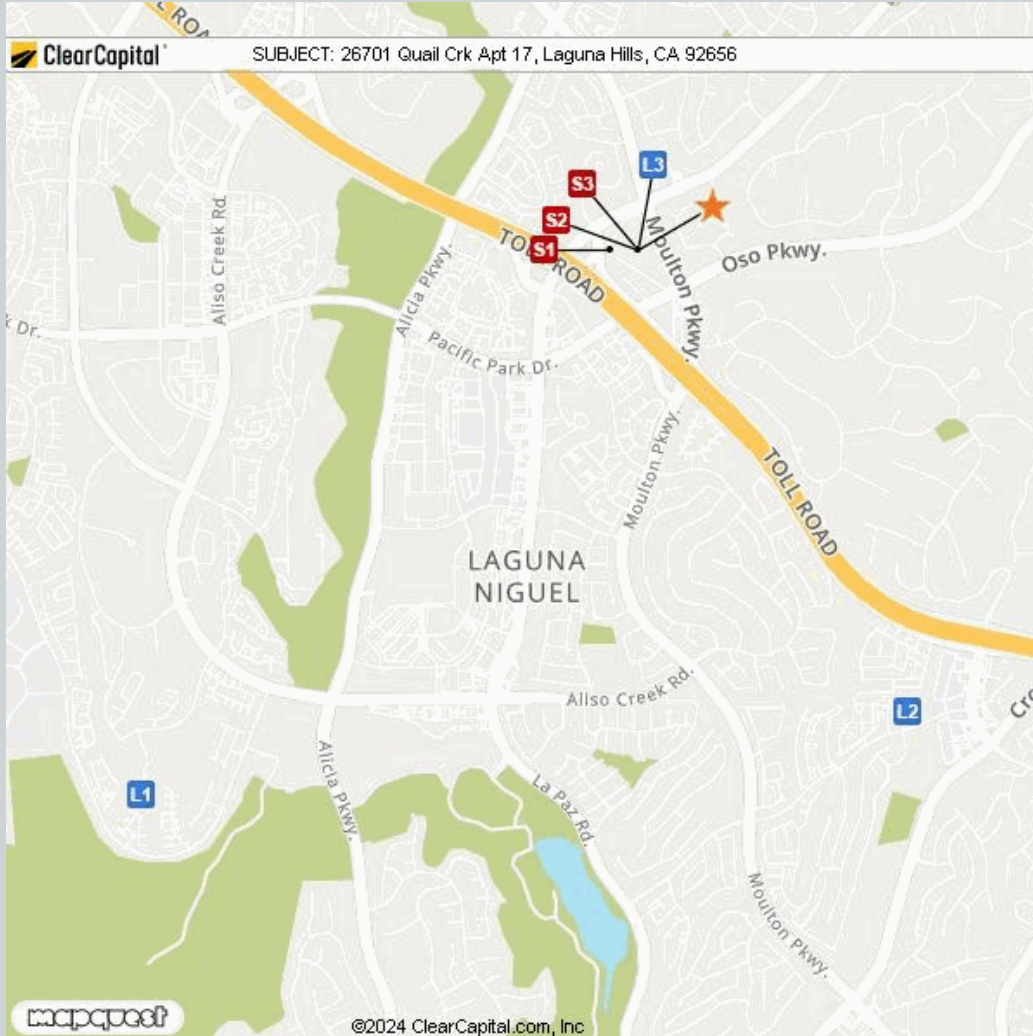
**Address** ★ 26701 Quail Creek Unit 17, Laguna Hills, CA 92656

**Loan Number** 56620

**Suggested List** \$439,000

**Suggested Repaired** \$439,000

**Sale** \$430,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	26701 Quail Creek Unit 17, Laguna Hills, CA 92656	--	Parcel Match
L1 Listing 1	29 Florentine, Aliso Viejo, CA 92656	2.11 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	28099 Caldaro, Laguna Niguel, CA 92677	1.53 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	26701 Quail #137, Aliso Viejo, CA 92656	0.00 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	26701 Quail #128, Aliso Viejo, CA 92656	0.08 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	26701 Quail Creek #257, Laguna Hills, CA 92653	0.00 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	26701 Quail Creek #44, Aliso Viejo, CA 92656	0.00 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Linda Hart	<b>Company/Brokerage</b>	Harcourts Prime Properties
<b>License No</b>	00620627	<b>Address</b>	16 Las Flores Aliso Viejo CA 92656
<b>License Expiration</b>	04/29/2026	<b>License State</b>	CA
<b>Phone</b>	9498871472	<b>Email</b>	linda@hartteam.com
<b>Broker Distance to Subject</b>	1.83 miles	<b>Date Signed</b>	02/10/2024

*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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