

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 | 4269 Carter Trail, Boulder, CO 80301 | Order ID | 9669882 | Property ID | 36042036 |
| Inspection Date | 10/07/2024 | Date of Report | 10/08/2024 | | |
| Loan Number | 57208 | APN | R0061498 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Boulder | | |

Tracking IDs

| | | | |
|--------------------------|------------------|----------------------|------------------|
| Order Tracking ID | 10.4_CitiAgedBPO | Tracking ID 1 | 10.4_CitiAgedBPO |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|-------------------------------|---|
| Owner | Catamount Properties 2018 LLC | Condition Comments Consistent with the neighborhood. The subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection. |
| R. E. Taxes | \$4,430 | |
| Assessed Value | \$880,500 | |
| 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 | No | |
| Visible From Street | Visible | |
| Road Type | Public | |

Neighborhood & Market Data

| | | |
|--|--|--|
| Location Type | Suburban | Neighborhood Comments Consistent Residential. The subject is located in a suburban location with close proximity to amenities, shopping and highways. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 90 days. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$725,000 High: \$1,050,000 | |
| 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 | 4269 Carter Trail | 7309 Windsor Drive | 4631 Ashfield Drive | 7321 Windsor Drive |
| City, State | Boulder, CO | Boulder, CO | Boulder, CO | Boulder, CO |
| Zip Code | 80301 | 80301 | 80301 | 80301 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 1.10 ¹ | 0.67 ¹ | 1.11 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$997,000 | \$889,000 | \$849,000 |
| List Price \$ | -- | \$925,000 | \$889,000 | \$849,000 |
| Original List Date | | 05/06/2024 | 05/24/2024 | 09/20/2024 |
| DOM · Cumulative DOM | -- · -- | 153 · 155 | 135 · 137 | 16 · 18 |
| Age (# of years) | 50 | 33 | 56 | 34 |
| Condition | Average | Average | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 2 Stories Split Level | 2 Stories Contemp | 2 Stories Contemp | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,732 | 2,325 | 1,824 | 1,497 |
| Bdrm · Bths · ½ Bths | 4 · 2 · 1 | 3 · 2 · 1 | 3 · 3 | 3 · 3 |
| Total Room # | 11 | 9 | 9 | 9 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 2 Car(s) | Attached 2 Car(s) | Attached 2 Car(s) |
| Basement (Yes/No) | Yes | Yes | Yes | Yes |
| Basement (% Fin) | 50% | 50% | 50% | 50% |
| Basement Sq. Ft. | 338 | 1,277 | 998 | 1,497 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.20 acres | 0.1 acres | 0.39 acres | 0.13 acres |
| Other | Deck, Fireplace, Fence | Deck, Fireplace | Deck, Fireplace, Fence | Deck, Fireplace |

* 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** Welcome Home to this lovely 2-story patio home near the Boulder Country Club. This rarely available & dramatic open floor plan offers a spacious main floor living and entertaining space with vaulted ceilings, skylights, wood flooring and a circular open flow with 2-sided gas fireplace, separate dining area & eat-in kitchen with breakfast nook, granite counters & newly painted cabinets. Step outside for morning coffee or evening drinks on the fully enclosed deck. The entire upper floor features a huge & private primary suite with vaulted ceilings, large sitting room, 2-closets & 5-piece bath with new quartz counters. Room to spread out in the finished basement with a family/rec room, 2 bedrooms, full bath & plenty of storage/closet space. Recent updates include all new modern paint, light fixtures, bathroom quartz counters, sinks & faucets. Ideally located a 5 minute walk to the BCC amenities & wonderful neighborhood walking paths.
- Listing 2** Nestled in the tranquil neighborhood of Heatherwood, this mid-century brick home is a portrait of classic architecture paired with awe-inspiring views of Longs Peak and the Flatirons. Situated on a generous lot surrounded with mature maple trees, this residence offers a peaceful retreat with easy access to city conveniences. Step inside to a spacious and intelligently designed layout highlighted by Pella bay windows in the main living area, drawing in natural light and framing the picturesque surroundings. The family room, a cozy gathering space, is accentuated by beamed and vaulted ceilings and features a craftsman-built moss-rock fireplace that serves as a stunning centerpiece, adding both warmth and character to the space. The upper-level hosts three comfortable bedrooms, each designed with your comfort in mind, including a primary bedroom with an ensuite bathroom for added privacy and convenience. The lower level features a dedicated laundry area, making household chores a breeze and keeping the living spaces clutter-free. The basement offers additional living space that can be used for entertainment and leisure activities, complete with a brick fireplace that envelops every corner in a soothing warm glow. A bonus room provides ample space for a workshop or extra storage. Outdoor living is just as splendid, with a wraparound deck and a flagstone patio providing spectacular views of the expansive backyard and the majestic front range. A storage shed keeps your outdoor essentials organized and out of sight. The neighborhood itself is surrounded by open space and nature trails that offer endless opportunities for outdoor adventures. Despite its secluded feel, the home is conveniently located with easy drives to local amenities and the Pearl Street Mall in Boulder. Quick access to Denver, Longmont, and the Rocky Mountains also ensures that adventure and urban conveniences are never far away..
- Listing 3** Enjoy low maintenance, lock & leave living in this RANCH-STYLE patio home just a short walk to the Boulder Country Club Golf Course, Clubhouse & amenities. Featuring a light & bright interior with brand new carpet, paint & painted cabinets, this refreshed patio home offers a cozy, open floor plan with vaulted ceilings & gas fireplace in the living/dining area and plenty of windows providing for ample natural light. The primary bedroom has a 5-piece bath with skylight and large walk-in closet. A 2nd main floor bedroom with nearby full bath is also a great office space/den. Relax on your private back deck surrounded by mature trees. The finished lower level offers room to spread out, and is the perfect place for guests, kids or grandkids with a family room, 3rd bedroom & bath. Plenty of storage space in the basement too with a 2nd washer/dryer hook-up. HOA includes snow removal & lawn maintenance, so leave your lawn mower & shovel behind.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|------------------------|-----------------------|-------------------------|--------------------------|
| Street Address | 4269 Carter Trail | 4706 Chatham Street | 7725 Concord Drive | 4437 Driftwood Place |
| City, State | Boulder, CO | Boulder, CO | Boulder, CO | Boulder, CO |
| Zip Code | 80301 | 80301 | 80301 | 80301 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.89 ¹ | 5.58 ¹ | 0.87 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$799,000 | \$865,000 | \$924,000 |
| List Price \$ | -- | \$799,000 | \$865,000 | \$924,000 |
| Sale Price \$ | -- | \$799,000 | \$875,000 | \$900,000 |
| Type of Financing | -- | Conventional | Conventional | Conventional |
| Date of Sale | -- | 09/06/2024 | 04/17/2024 | 04/23/2024 |
| DOM · Cumulative DOM | -- · -- | 67 · 67 | 48 · 48 | 25 · 25 |
| Age (# of years) | 50 | 56 | 53 | 52 |
| 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 | Beneficial ; Residential |
| Style/Design | 2 Stories Split Level | 1 Story Ranch | 2 Stories Split level | 2 Stories Contemp |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,732 | 1,868 | 1,217 | 2,082 |
| Bdrm · Bths · ½ Bths | 4 · 2 · 1 | 4 · 2 | 4 · 3 | 4 · 3 · 1 |
| Total Room # | 11 | 9 | 10 | 10 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 2 Car(s) | Attached 2 Car(s) | Attached 2 Car(s) |
| Basement (Yes/No) | Yes | Yes | Yes | No |
| Basement (% Fin) | 50% | 50% | 50% | 0% |
| Basement Sq. Ft. | 338 | 1,246 | 925 | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.20 acres | 0.21 acres | 0.26 acres | 0.23 acres |
| Other | Deck, Fireplace, Fence | Fireplace, Fence | Porch, Patio, FP, Fence | Fireplace, Fence |
| Net Adjustment | -- | -\$50,970 | -\$30,875 | -\$6,700 |
| Adjusted Price | -- | \$748,030 | \$844,125 | \$893,300 |

* Sold 2 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** 2500/half bath, -44240/GLA, -50/lot size, 6000/year built, -15800/Finished basement, -1380/Unfinished basement An artistic aura surrounds this home, last owned by a renowned local sculptor. Enjoy owning a piece of his in your front yard! Check out his site: <https://briangrossmansculpture.com> Great flex space creates many options to fit any lifestyle. Come see and imagine... Many updates done that now, just await your personal touch. Total main floor living PLUS a lower level configured for an ADU or in-law suite. This house has great bones: Brand NEW driveway & walkway. Brand NEW sewer line from house to street. Newer Roof, Newer furnace and A/C, many Newer windows, radon system too. Low maintenance front yard & vinyl siding means no painting. Get CREATIVE in the oversized, heated garage. Bright and spacious! Gleaming hardwood throughout most of the main. Close to highly desired Heatherwood Elementary, BoCo Open Space and many trails. Gunbarrel shopping center nearby too. Being sold "AS-IS." This kind of opportunity doesn't come often, don't wait.
- Sold 2** -5000/full bath, 2500/half bath, -16400/GLA, -300/lot size, 3000/year built, -14675/Finished basement. Welcome to 7725 Concord, your dream home nestled in a coveted Boulder neighborhood! This beautiful multi-level residence offers a perfect blend of modern comfort and timeless elegance, boasting 4 bedrooms, 3 bathrooms, and a host of upgrades that make it an absolute gem. This home has been meticulously remodeled within the last 10 years, showcasing the open layout of the kitchen, dining, and living areas on the upper level creating a warm and inviting atmosphere. The kitchen is a chef's delight with custom cabinets, high-end granite countertops, and top-of-the-line stainless steel appliances, including a double electric oven, gas cooktop, and built-in microwave drawer. The garden-level basement features two bedrooms, two bathrooms, and a generous living area, providing ample space for relaxation and entertainment. Every surface has been tastefully updated. Solid oak flooring graces the upper two levels, complemented by high-end carpeting in the basement, and custom iron and cable stair rails throughout. Also updated, hi-impact hail-resistant and wind-resistant Roof, James Hardy cement board Siding, insulated and noise reducing Windows, and A/C AND Evaporative Cooler. Enjoy the coziness of a gas fireplace with new tile and a rare spalted maple mantel. Over a quarter-acre lot, professionally landscaped with flowers blooming spring to fall, apples trees and berry bushes! Your outdoor oasis includes a large patio w/pergola, gas fire pit, fountain, and a 6ft privacy fence. Don't miss the detached carriage house, insulated and drywalled, great for an office, guests or hobbies. The property also has a 2-car garage, RV parking, and solar panels covering 75-80% of electricity. Located in a quiet neighborhood with no HOA, this home is situated across from Heatherwood Elementary. The property is conveniently close to great schools. Don't miss the opportunity to make this your forever home "a place where modern convenience meets natural beauty and tranquility."
- Sold 3** -5000/full bath, -14000/GLA, -150/lot size, 2000/year built, 8450/Finished basement Welcome home to 4437 Driftwood Place in the highly desirable Twin Lakes neighborhood. On a nearly 10,000 square foot lot and backing to farmland, you are so close to central Boulder but it feels like a world away. It has a great layout offering 3 bedrooms upstairs, an eat-in kitchen and flexible spaces on the main level. There is a bonus room currently used as a gym and an office that could easily be a 4th bedroom. The main floor laundry room doubles as a perfect mudroom with an attached 3/4 bath. The whole home is bathed in light and has nice views from the many windows and multiple decks. Bring your chickens and gardening prowess, the backyard is multi-functional and a fantastic place to enjoy the summer. Close to trails, Gunbarrel's many breweries and great Boulder Valley schools - this home provides the best of Boulder living!

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|--|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | Subject's last known sale date is 04/15/2024 and the price is \$850,000. | | | |
| Listing Agent Name | | | | | | | |
| Listing Agent Phone | | | | | | | |
| # of Removed Listings in Previous 12 Months | 0 | | | | | | |
| # of Sales in Previous 12 Months | 1 | | | | | | |
| Original List Date | Original List Price | Final List Date | Final List Price | Result | Result Date | Result Price | Source |
| 03/03/2024 | \$950,000 | -- | -- | Sold | 04/15/2024 | \$850,000 | MLS |

Marketing Strategy

| | | |
|---|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$893,000 | \$893,000 |
| Sales Price | \$860,000 | \$860,000 |
| 30 Day Price | \$840,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Consistent with neighborhood. Search expanded due to lack of direct comparables in immediate neighborhood. The Sales Comparison Approach was used. The typical marketing time is under 90 days. Value best supported by S2 and L2 being the most comparable to subject characteristics. | | |

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 7309 Windsor Drive
Boulder, CO 80301



Front

L2 4631 Ashfield Drive
Boulder, CO 80301



Front

L3 7321 Windsor Drive
Boulder, CO 80301



Front

Sales Photos

S1 4706 Chatham Street
Boulder, CO 80301



Front

S2 7725 Concord Drive
Boulder, CO 80301



Front

S3 4437 Driftwood Place
Boulder, CO 80301



Front

ClearMaps Addendum

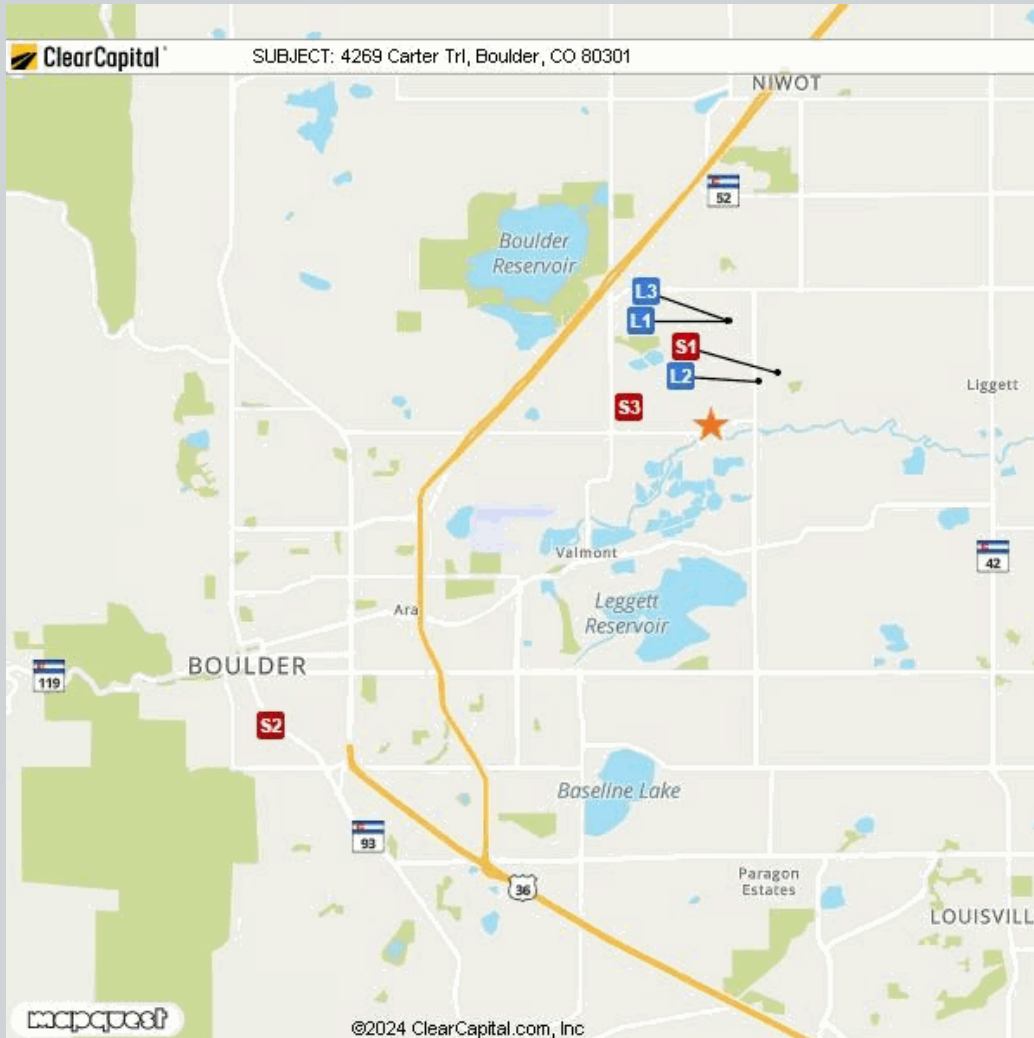
Address ★ 4269 Carter Trail, Boulder, CO 80301

Loan Number 57208

Suggested List \$893,000

Suggested Repaired \$893,000

Sale \$860,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 4269 Carter Trail, Boulder, co 80301 | -- | Parcel Match |
| L1 Listing 1 | 7309 Windsor Drive, Boulder, CO 80301 | 1.10 Miles ¹ | Parcel Match |
| L2 Listing 2 | 4631 Ashfield Drive, Boulder, CO 80301 | 0.67 Miles ¹ | Parcel Match |
| L3 Listing 3 | 7321 Windsor Drive, Boulder, CO 80301 | 1.11 Miles ¹ | Parcel Match |
| S1 Sold 1 | 4706 Chatham Street, Boulder, CO 80301 | 0.89 Miles ¹ | Parcel Match |
| S2 Sold 2 | 7725 Concord Drive, Boulder, CO 80301 | 5.58 Miles ¹ | Parcel Match |
| S3 Sold 3 | 4437 Driftwood Place, Boulder, CO 80301 | 0.87 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: 07/29/2024

Purpose:

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

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiprotider@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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 | Eugene Zachman | Company/Brokerage | Colorado Investors RE Services, Gene Zachman |
| License No | ER.040024557 | Address | 1630A 30th St #601 Boulder CO 80301 |
| License Expiration | 12/31/2024 | License State | CO |
| Phone | 7204455403 | Email | bpo@milehighreo.com |
| Broker Distance to Subject | 4.34 miles | Date Signed | 10/08/2024 |

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:

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.