

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	13121 Avenida Santa Tecla Unit A, La Mirada, CALIFORNIA 90638	Order ID	9532546	Property ID	35788928
Inspection Date	08/08/2024	Date of Report	08/13/2024		
Loan Number	58198	APN	8037-026-056		
Borrower Name	Catamount Properties 2018 LLC	County	Los Angeles		
Tracking IDs					
Order Tracking ID	8.7_BPO	Tracking ID 1	8.7_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Tae H Jo	Subject is located in a 55+ exclusive gated community. Subject is assumed to be in average condition
R. E. Taxes	\$3,627	
Assessed Value	\$274,220	
Zoning Classification	Condominium	
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	LA MIRADA LANDMARK 5629474087	
Association Fees	\$440 / Month (Pool,Other: Pickleball, Pool, Spa/Hot Tub, Sauna, Fire Pit, Barbecue, Outdoor Cooking Area, Picnic Area, Playground, Gym/Ex Room, Clubhouse, Billiard Room, Card Room, Recreation Room, Meeting Room, Pets Permitted, Other)	
Visible From Street	Not Visible	
Road Type	Private	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Stable supply and demand. No REO or Shortsales noted. The home prices have been stable
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$465,000 High: \$695,000	
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	13121 Avenida Santa Tecla Unit A	13526 La Jolla Circle Unit#F	13410 La Jolla Cir # E	13104 Avenida Santa Tecla # 713b
City, State	La Mirada, CALIFORNIA	La Mirada, CA	La Mirada, CA	La Mirada, CA
Zip Code	90638	90638	90638	90638
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.11 ¹	0.14 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$629,000	\$699,000	\$699,000
List Price \$	--	\$625,000	\$649,000	\$699,000
Original List Date		03/19/2024	05/30/2024	07/26/2024
DOM · Cumulative DOM	-- · --	143 · 147	71 · 75	11 · 18
Age (# of years)	47	39	49	39
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	2	2	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story garden condo	1 Story garden condo	1 Story garden condo	1 Story garden condo
# Units	1	1	1	1
Living Sq. Feet	1,091	1,025	1,269	1,155
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	Detached 2 Car(s)	Detached 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 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Fantastic opportunity!! Welcome to the La Mirada Landmark 55+ community! This is a top floor unit that is also a corner with only one shared wall. Large balcony with enclosed utility room for laundry with washer and dryer coming with the property. High ceilings with skylight. The home features a beautiful open floor plan with 2 bedroom, 2 bath, and new wood flooring. Spacious living room with a large sliding glass doors let in a ton of natural light. The kitchen is open to the dining area with granite counter tops. Large master suite with huge walk in closet. Central A/C and heating with ceiling fan. Detached on-car garage with remote control. There is also ample guest parking throughout the complex that is super convenient when you have company. Complex has 24 hour security guard gate, swimming pool, spa, club house, recreation room with large kitchen, 2 tennis courts, gym, wood shop, sewing room, ping pong and game room, picnic area and much more! Located within walking distance to La Mirada golf course. A must-see!!
- Listing 2** Welcome Home to 13410 La Jolla Circle E in the Prestigious City of La Mirada! One of a Kind FULLY REMODELED home nestled in a prime location within the High in Demand 55+ GUARD GATED community of LA MIRADA LANDMARK! This Lovely home offers a 3 BED/2 BATH floor plan with appx. 1,271 sq ft of abundant living space! You'll fall in love w/the large OPEN FLOOR PLAN, gorgeous ENGINEERED WOOD FLOORING sweeps throughout. Huge living room w/elegant WAINSCOTING, CROWN MOLDING, RECESSED LIGHTING & COZY FIREPLACE! Elegantly REMODELED kitchen w/QUARTZ COUNTERTOP, NEWER APPLIANCES: SAMSUNG REFRIGERATOR, ELECTRIC STOVE/OVEN, DISHWASHER, & custom chic white cabinetry. Kitchen opens up to the dining area w/WET BAR & private SUN ROOM w/engineered wood, ceiling fan & SERENE LUSH VIEW to enjoy your morning coffee. SUN ROOM is open to the living area & provide a SPACIOUS BONUS OPEN CONCEPT floorplan. CONVENIENT LAUNDRY ROOM in the patio INCLUDES NEWER ALL IN ONE LG WASHER/DRYER!! Large PRIMARY SUITE W/walk-in closet, & FULLY REMODELED ENSUITE BATH from the QUARTZ COUNTERTOP to VANITY, RESORT STYLE WALK-IN SHOWER no expense was spared! 2 remaining bedrooms abundant in size and share an OVERSIZED REMODELED HALLWAY BATH. 2 SEPARATE ASSIGNED GARAGES w/EPOXY flooring!! BONUS FEATURES INC: FULLY REMODELED HOME, Remodeled Kitchen, Remodeled Bathrooms, New Engineered Wood Flooring, New AC/Furnace, New Appliances Included, Recessed Lighting, Wainscotting, Crown Molding, Assigned 2 Car Garage w/epoxy flooring, Private Sun Room w/Laundry & MORE! The LANDMARK amenities inc: GUARD GATED entry, sparkling POOL/SPA, Tennis courts, Gym, Table tennis, Clubhouse, Craft room, Library & so much more!! HOA covers WATER/TRASH, LUSH GREENBELTS throughout, tons of visitor parking and more! Centrally located near LA MIRADA GOLF COURSE, THEATER, shopping, dining, parks, entertainment & easy 5/91 FWY commute. YOU MUST SEE TO APPRECIATE ALL THIS HOME HAS TO OFFER! Don't miss this once in a lifetime opportunity!
- Listing 3** Nestled on top of a hill, in a highly desirable 'Landmark' 55+ Adult community, discover this delightful single-story home that offers a perfect blend of comfort and accessibility. This open plan residence features spacious formal dining and living area with recessed lighting, high ceilings that enhance the airy atmosphere, gourmet kitchen with stainless steel appliances and beautiful custom tile backflush, and travertine in the bathrooms upgraded to enhance desirability. Enjoy the tasteful wood floors throughout and a sunroom that can be used as your own quiet space. The HOA offers clubhouse facilities, a gym, swimming pool accompanied with a spa, a cozy patio area with barbecue space, pickleball & tennis courts, and 24/7 gated guard. This home is in close proximity to essential amenities such as parks, an 18-hole golf course, local markets, and restaurants providing convenience and ease access to everyday essentials. Don't miss out on this rare opportunity, just get the keys and move in!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	13121 Avenida Santa Tecla Unit A	13118 Avenida Santa Tecla 716c	15917 Alta Vista Dr # 703c	13504 La Jolla Cir # C
City, State	La Mirada, CALIFORNIA	La Mirada, CA	La Mirada, CA	La Mirada, CA
Zip Code	90638	90638	90638	90638
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.14 ¹	0.11 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$639,000	\$599,000	\$619,000
List Price \$	--	\$639,000	\$599,000	\$619,000
Sale Price \$	--	\$620,000	\$622,000	\$630,000
Type of Financing	--	Cash	Unknown	Cash
Date of Sale	--	02/29/2024	04/02/2024	07/18/2024
DOM · Cumulative DOM	-- · --	3 · 34	29 · 76	23 · 45
Age (# of years)	47	39	40	49
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story garden condo	1 Story garden condo	1 Story garden condo	1 Story garden condo
# Units	1	1	1	1
Living Sq. Feet	1,091	1,155	1,132	1,060
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Detached 1 Car	Detached 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	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$20,000
Adjusted Price	--	\$620,000	\$622,000	\$610,000

* Sold 1 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** The present owners have enjoyed this comfortable living space for more than 20 years. It has one of the more private locations, at the very top of Avenida Santa Tecla. It is a single story construction, so no one above or below. The approach to the front door takes you through a gated patio/courtyard entry. The patio space includes a rollout awning if shade is desired on the warmer spring & summer days with room for outdoor furniture for your relaxation. Once inside, the living room has vaulted ceilings, a slider that can open onto the patio, and large windows that look to the walkways and grass spaces beyond. The dining space adjoins the living room, & includes a built-in granite stone cabinet surface that can easily be used for buffets if you are inclined. It includes recessed lighting overhead. Flooring is a combination of tile in the high traffic spaces, and carpet beyond. The kitchen also includes granite counters; a view from the sink which overlooks the patio activity & a stackable laundry closet with units that are included with the sale. The primary bedroom suite includes a glassed solarium/atrium space that is currently being used as an office; has laminate flooring, & a sliding glass door for access to the walkways behind and a few steps to parking. The desk in this space is included. Square footage in this space is not known to be included in the assessor's living space although permitted. The primary bath includes a shower with a newer door & panel; double sinks & walk-in closet. The unit includes central heating & air; a single car garage (#60); newer composition roof (approx. 5 yrs). The Association offers Picnic/BBQ areas, a woodshop, craft room, billiards, library, gym, walking trails, community room and more. La Mirada Golf Course is close by as is entertainment opportunities, and major shopping. La Mirada Landmark Adult Living Community is a 55+ development, designed for comfortable and relaxed living.
- Sold 2** Welcome to 15917 Alta Vista Drive #703C in La Mirada! This corner end-unit offers quiet and privacy. It features 2 bedrooms, 2 bathrooms, and 1,132 square feet of living space. Upon entry, you'll be greeted by a charming stained glass window, a well-designed floor plan, and an abundance of natural light. The spacious living room boasts a vaulted ceiling and plush carpeted floors. Adjacent to the living area is the dining space and well kept kitchen, complete with modern appliances, tiled floors, and ample storage. Head outside to your private patio to enjoy the fresh air and savor your morning coffee. This 55+ community offers an array of amenities, including a single-car garage, a sparkling pool and spa, a library, a music room, a game room, an MPR, a wood shop, a sewing room, various activities, and tennis/pickleball courts. The unit must be owner-occupied. Centrally located in La Mirada, this home enjoys close proximity to golf courses, parks, shopping, and dining.
- Sold 3** condition adjustment. Welcome to your MODEL PERFECT home in the heart of the Landmark Community, designed exclusively for 55+ seniors. This extensively remodeled ground-level, corner-unit home offers not just comfort, but a sense of belonging and warmth. You will be greeted by 24/7 security guard, ensuring your peace of mind and safety. Step into a lovingly cared-for home featuring 2 bedrooms and 2 baths. The spacious enclosed patio (solarium-Sunroom) is perfect for enjoying your morning coffee or relaxing with poem. The bright, open living space invites you to unwind, with a charming dining area and primary suite that boasts a mirrored dressing area and a NEW bathroom with a convenient step-in shower. The second bedroom is thoughtfully designed with a custom organizer closet, and a full bathroom is just down the corridor. Throughout the home you will find NEW flooring both house and Solarium, NEW windows, NEW blinds, soft recessed lighting, and elegant crown molding. The Kitchen has been tastefully upgraded with NEW modern cabinets, quartz counter tops, and a stylish Tray ceiling lights. Stay comfortable year-round with NEWLY installed air conditioning and heating, and enjoy the convenience of a nearly NEW stacked washer/dryer in its own separate room on the patio. A true HIGHLIGHT of this home is the rare 2-car garage with built-in cabinets, offering ample space for a workshop area or extra storage. This home is perfectly situated in one of the best locations within the community, with no steps and easy access to parking. As a resident, you will enjoy a vibrant community life with access to a clubhouse, pool, library, tennis court, exercise room, and so much more. You will also be close to La Mirada Golf Course, Regional Park, and a variety of markets, restaurants and entertainment options in few minutes. This is more than just a house; it's a place where you can truly feel at home. Don't miss this opportunity to own your dream home.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject was sold recently				
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
04/02/2024	\$585,000	06/28/2024	\$499,000	Sold	07/30/2024	\$465,000	MLS

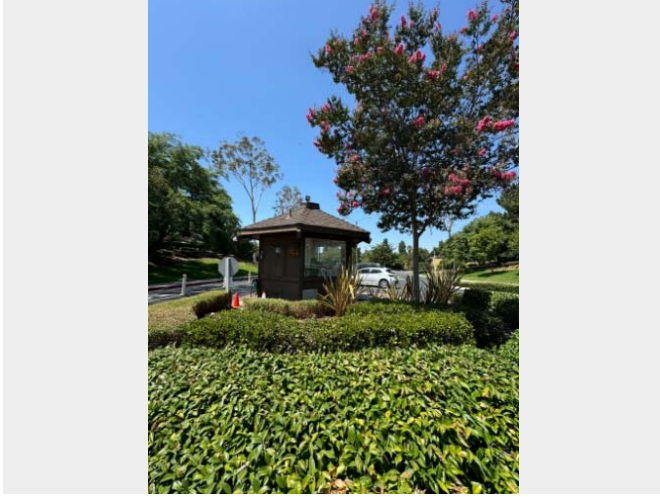
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$625,000	\$625,000
Sales Price	\$620,000	\$620,000
30 Day Price	\$610,000	--
Comments Regarding Pricing Strategy		
<p>The subjects value was determined by looking at the price of competing sold comps and list comps like the subject within the subjects competing area. My pricing opinion follows accordingly to what other comparable solds and active listings are going for in the area based upon analyzed data within the past 180-360 days.</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.

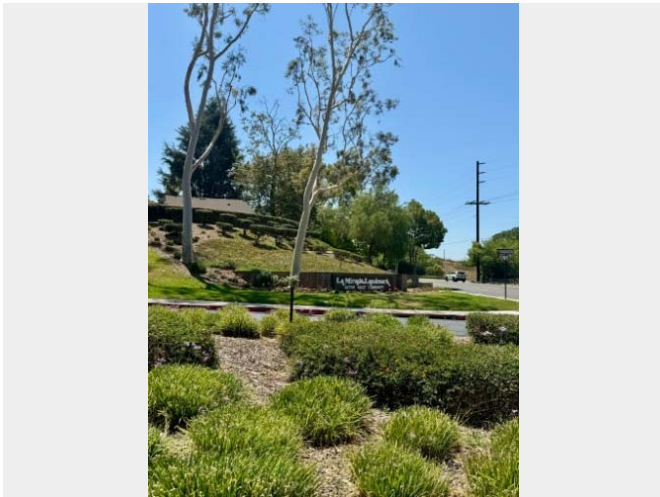
Subject Photos



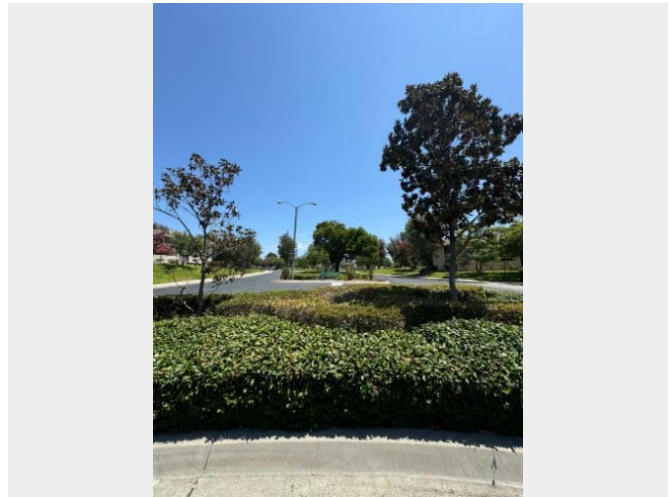
Front



Address Verification



Address Verification



Side



Street

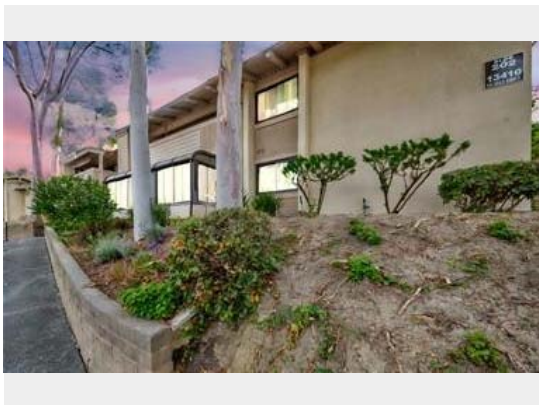
Listing Photos

L1 13526 La Jolla Circle Unit#F
La Mirada, CA 90638



Front

L2 13410 La Jolla Cir # E
La Mirada, CA 90638



Front

L3 13104 Avenida Santa Tecla # 713B
La Mirada, CA 90638



Front

Sales Photos

S1 13118 Avenida Santa Tecla 716C
La Mirada, CA 90638



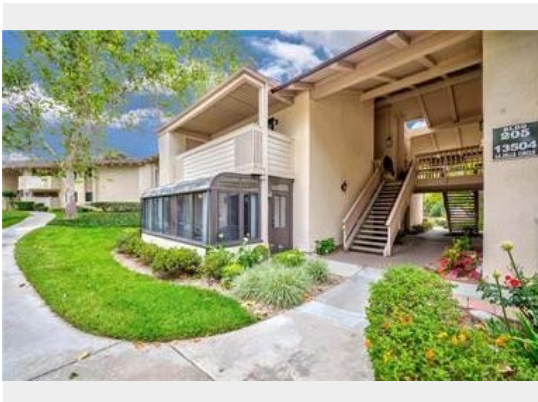
Front

S2 15917 Alta Vista Dr # 703C
La Mirada, CA 90638



Front

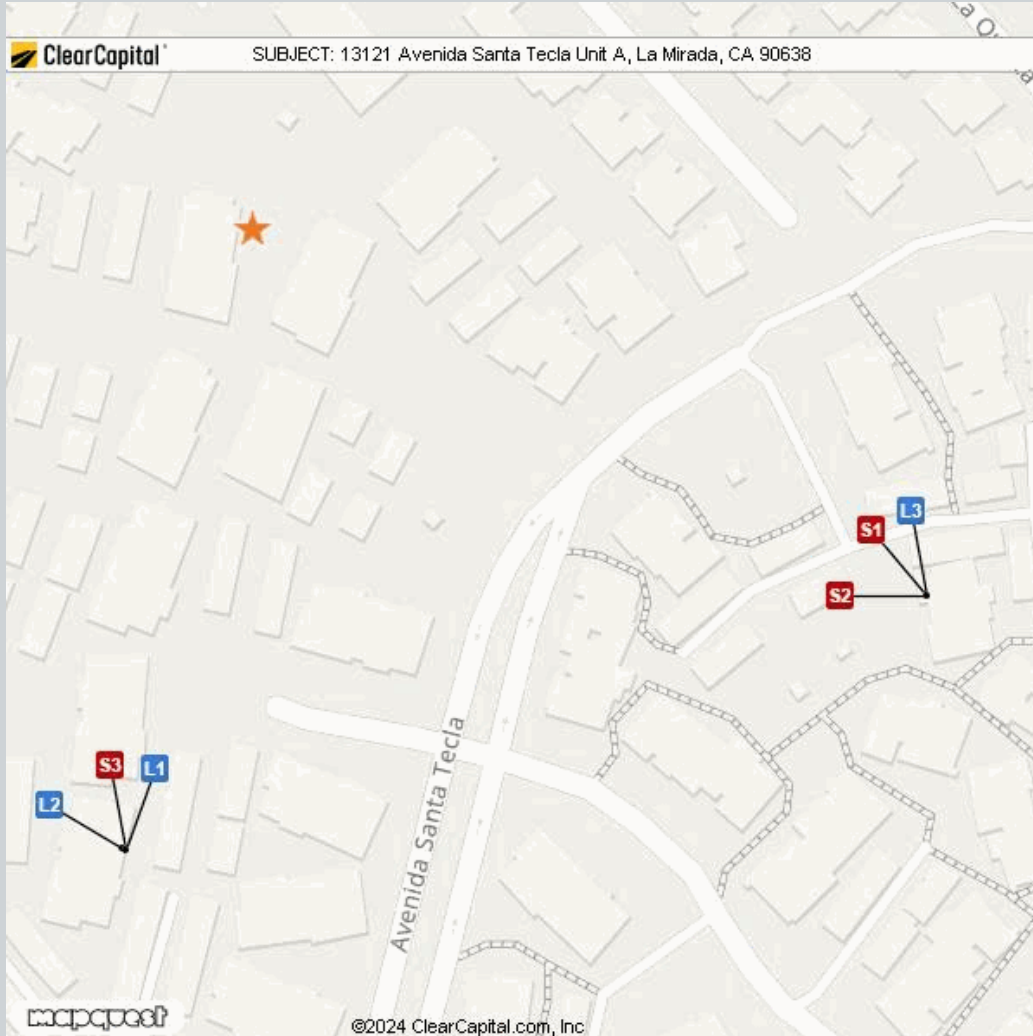
S3 13504 La Jolla Cir # C
La Mirada, CA 90638



Front

ClearMaps Addendum

Address ★ 13121 Avenida Santa Tecla Unit A, La Mirada, CALIFORNIA 90638
Loan Number 58198 **Suggested List** \$625,000 **Suggested Repaired** \$625,000 **Sale** \$620,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13121 Avenida Santa Tecla Unit A, La Mirada, California 90638	--	Parcel Match
L1 Listing 1	13526 La Jolla Circle Unit#F, La Mirada, CA 90638	0.11 Miles ¹	Parcel Match
L2 Listing 2	13410 La Jolla Cir # E, La Mirada, CA 90638	0.11 Miles ¹	Parcel Match
L3 Listing 3	13104 Avenida Santa Tecla # 713b, La Mirada, CA 90638	0.14 Miles ¹	Parcel Match
S1 Sold 1	13118 Avenida Santa Tecla 716c, La Mirada, CA 90638	0.14 Miles ¹	Parcel Match
S2 Sold 2	15917 Alta Vista Dr # 703c, La Mirada, CA 90638	0.14 Miles ¹	Parcel Match
S3 Sold 3	13504 La Jolla Cir # C, La Mirada, CA 90638	0.11 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 uiproducer@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	Jennifer Sharon Tukay	Company/Brokerage	Realty One Group
License No	01376082	Address	2300 East Katella Avenue Anaheim CA 92806
License Expiration	10/07/2027	License State	CA
Phone	7145808833	Email	sharontukay@gmail.com
Broker Distance to Subject	9.58 miles	Date Signed	08/09/2024

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.