

APPRAISAL OF REAL PROPERTY



LOCATED AT

1055 Max Itelio Dr
Yakutat, AK 99689
Lot 7 Block 8 USS 1897A

FOR

Janet Hansten
Conservator for Neva Ogle
P.O. Box 140029
Anchorage, AK 99514

AS OF

October 3, 2018

BY

Michael C. Renfro
Appraisal Company of Alaska
341 West Tudor Road Ste 202
Anchorage, Ak 99503
(907) 562-2424
mrenfro@appraisalalaska.com

RESTRICTED USE APPRAISAL REPORT

File No.:

Property Address: 1055 Max Italo Dr	City: Yakutat	State: AK	Zip Code: 99689
County: City and Borough of Yakutat		Legal Description: Lot 7 Block 8 USS 1897A	
Assessor's Parcel #: 31724			
Tax Year: 2018	R.E. Taxes: \$ 0	Special Assessments: \$ 0	Borrower (if applicable): n/a
Current Owner of Record: Neva Ogle		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
Property Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2-4 Family <input type="checkbox"/>	# of Units: 1	Ownership Restriction: <input checked="" type="checkbox"/> None <input type="checkbox"/> PUD <input type="checkbox"/> Condo <input type="checkbox"/> Coop	
Market Area Name: City of Yakutat	Map Reference: USS 1897A	Census Tract: 999.99	<input type="checkbox"/> Flood Hazard

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:	
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)	
Intended Use: To assist the Client in determining a minimum bid value for sale.	
Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.	
Client: Janet Hansten	Address: P.O. Box 140029 Anchorage, AK 99514
Appraiser: Michael C. Renfro	Address: 341 West Tudor Road Ste 202, Anchorage, Ak 99503


FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	1055 Max Italo Dr Yakutat, AK 99689	594 Highland Ave Yakutat, AK 99689			91 Monti Bay Loop Road Yakutat, AK 99689			410 Ridge Rd Yakutat, AK 99689		
Proximity to Subject		0.39 miles SE			1.17 miles SW			0.65 miles SE		
Sale Price	\$	\$ 100,000			\$ 120,000			\$ 225,000		
Sale Price/GLA	\$/sq.ft.	\$ 94.70 /sq.ft.			\$ 220.59 /sq.ft.			\$ 139.23 /sq.ft.		
Data Source(s)	Borough	Grantee			Grantee			contract		
Verification Source(s)	inspection	inspection			Recorders office			Recorders office		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.			
Sales or Financing Concessions		cash		Arm lth		Arms lth				
		none		none		none				
Date of Sale/Time		unrecorded 6/17		03/15	+2,400	05/15	+4,500			
Rights Appraised	fee simple	fee simple		fee simple		fee simple				
Location	good	good		average	+5,000	average	+5,000			
Site	6000	6000		22078	-5,000	15007				
View	local	water		local		local				
Design (Style)	log ranch	ranch		two story		raised ranch				
Quality of Construction	average	average		average		average				
Age	35	37		13		40				
Condition	average-	fair	+50,000	average-		average	-22,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count	4 2 1	5 3 1		3 1 1		7 3 2	-5,000			
Gross Living Area	833 sq.ft.	1,056 sq.ft.	-8,900	544 sq.ft.	+11,600	1,616 sq.ft.	-31,300			
Basement & Finished Rooms Below Grade	none	none		none		none				
Functional Utility	average	average		average		average				
Heating/Cooling	Oil FA	Oil FA		Oil Toyo		oil Toyo				
Energy Efficient Items	typical for AK	typical for AK		typical for AK		typical for AK				
Garage/Carport	attached carport	none	+10,000	shop G1D stg	-10,000	Gar1blt in	-5,000			
Porch/Patio/Deck	cov dk, van, shed	cv pch	+2,500	cov pch	+2,500	pch deck	+2,000			
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 53,600	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 6,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -51,800			
Adjusted Sale Price of Comparables		Net 53.6 %		Net 5.4 %		Net 23.0 %				
		Gross 71.4 %	\$ 153,600	Gross 30.4 %	\$ 126,500	Gross 33.2 %	\$ 173,200			

Summary of Sales Comparison Approach All of the sales are located in located Yakutat marketing area. Comparables two and three are adjusted upward slightly for time. The Yakutat market is considered to be stable to slowly improving. The subject is flet to have a superior location to comparables two and three. Adjustment s for condition are based on observations by the appraiser. Differences in livable area are adjusted at \$50 per square foot, bath at \$5000 per full bath. Carports are adjusted at \$10,000 per space, garages at \$15,000 per space. The adjustments on decks, van, etc are subjective on the part of the appraiser based on observations Yakutat market. Considering the location of the subject, it's size and condition a value toward the upper end of the range is assigned.



RESTRICTED USE APPRAISAL REPORT

File No.:

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): <u>Recorders Office</u>	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: _____
	Date: _____ Price: _____ Source(s): _____	
MARKET	Subject Market Area and Marketability: <u>The marketing area is considered to be the City of Yakutat. The marketability is considered to average to good with a limited number of homes on the market. There is no local realtor in Yakutat.</u>	
SITE	Site Area: <u>6000</u> Site View: <u>local</u> Topography: <u>level</u> Drainage: <u>appears adequate</u>	
	Zoning Classification: <u>residential</u> Description: <u>Single family</u>	
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____	
	Actual Use as of Effective Date: <u>single family home</u> Use as appraised in this report: <u>single family home</u>	
	Opinion of Highest & Best Use: <u>single family</u>	
IMPROVEMENTS	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <u>not zoned</u> FEMA Map # _____ FEMA Map Date _____	
	Site Comments: <u>level site, paved driveway and carport. lawn front yard and overgrown back yard.</u>	
RECONCILIATION	Improvements Comments: <u>The improvements are a two bedroom log kit home on a wood piling foundation. There is some rot noted on the upper logs on the west side of the structure. Three of the foundation pilings showed a significant amount of rot. It is assumed that is the condition of the unexposed piling foundation supports. The plumbing in the bath tub is leaking. The inside of the dwelling has a strong odor of cigarette smoke. The subject appears to have a newer hot water heater and an older oil fired forced air furnace. There is one above ground oil tank in the rear shed and a buried tank behind the shed. There is a strong odor of oil in the rear shed.</u>	
ATTACHMENTS	Indicated Value by: Sales Comparison Approach \$ <u>165,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ _____ Indicated Value by: Income Approach (if developed) \$ <u>n/a</u>	
	Final Reconciliation <u>All of the comparables are considered in the final analysis. Considering the subject's location, size and condition a value toward the upper end of the range is supported by the comparables after adjustments.</u>	
SIGNATURES	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>As inspected</u>	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>165,000</u>, as of: <u>October 3, 2018</u>, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
SIGNATURES	A true and complete copy of this report contains <u>10</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	
SIGNATURES	Client Contact: <u>Janet Hansten</u> Client Name: <u>Janet Hansten</u>	
	E-Mail: <u>jhansten@gci.net</u> Address: <u>P.O. Box 140029 Anchorage, AK 99514</u>	
	APPRaiser	
		
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
	Supervisory or Co-Appraiser Name: _____	
	Company: _____	
	Phone: _____ Fax: _____	
	E-Mail: _____	
	Date of Report (Signature): <u>10/22/2018</u>	
License or Certification #: <u>114</u> State: <u>AK</u>		
Designation: _____		
Expiration Date of License or Certification: <u>06/30/2019</u>		
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: <u>October 3, 2018</u>		
Date of Report (Signature): _____		
License or Certification #: _____ State: _____		
Designation: _____		
Expiration Date of License or Certification: _____		
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: _____		

Assumptions, Limiting Conditions & Scope of Work

File No.:

Property Address: 1055 Max Italo Dr

City: Yakutat

State: AK

Zip Code: 99689

Client: Janet Hansten

Address: P.O. Box 140029 Anchorage, AK 99514

Appraiser: Michael C. Renfro

Address: 341 West Tudor Road Ste 202, Anchorage, Ak 99503

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.:

Property Address: 1055 Max Italo Dr City: Yakutat State: AK Zip Code: 99689

Client: Janet Hansten Address: P.O. Box 140029 Anchorage, AK 99514

Appraiser: Michael C. Renfro Address: 341 West Tudor Road Ste 202, Anchorage, Ak 99503

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Janet Hansten

Client Name: Janet Hansten

E-Mail: jhansten@gci.net

Address: P.O. Box 140029 Anchorage, AK 99514

APPRAISER

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

Appraiser Name: Michael C. Renfro

Supervisory or

Co-Appraiser Name: _____

Company: Appraisal Company of Alaska

Company: _____

Phone: (907) 562-2424

Fax: (907) 563-1368

Phone: _____

Fax: _____

E-Mail: mrenfro@appraisalalaska.com

E-Mail: _____

Date Report Signed: 10/22/2018

Date Report Signed: _____

License or Certification #: 114

State: AK

License or Certification #: _____

State: _____

Designation: _____

Designation: _____

Expiration Date of License or Certification: 06/30/2019

Expiration Date of License or Certification: _____

Inspection of Subject: Interior & Exterior Exterior Only None

Inspection of Subject: Interior & Exterior Exterior Only None

Date of Inspection: October 3, 2018

Date of Inspection: _____

SIGNATURES

Subject Photo Page

Borrower/Client	n/a				
Property Address	1055 Max Italo Dr				
City	Yakutat	County	City and Borough of Yakutat	State	AK Zip Code 99689
Client	Janet Hansten				



Subject Front

1055 Max Italo Dr
Sales Price
Gross Living Area 833
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1
Location good
View local
Site 6000
Quality average
Age 35



Subject Rear



Subject Street

Interior Photos

Borrower/Client	n/a						
Property Address	1055 Max Italo Dr						
City	Yakutat	County	City and Borough of Yakutat	State	AK	Zip Code	99689
Client	Janet Hansten						



Kitchen



Living Room



Bath



Bedroom



Bedroom



Living Room

Interior Photos

Borrower/Client	n/a						
Property Address	1055 Max Italo Dr						
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Client	Janet Hansten						



foundation piling



foundation piling



front porch foundation



Logs to rear of house



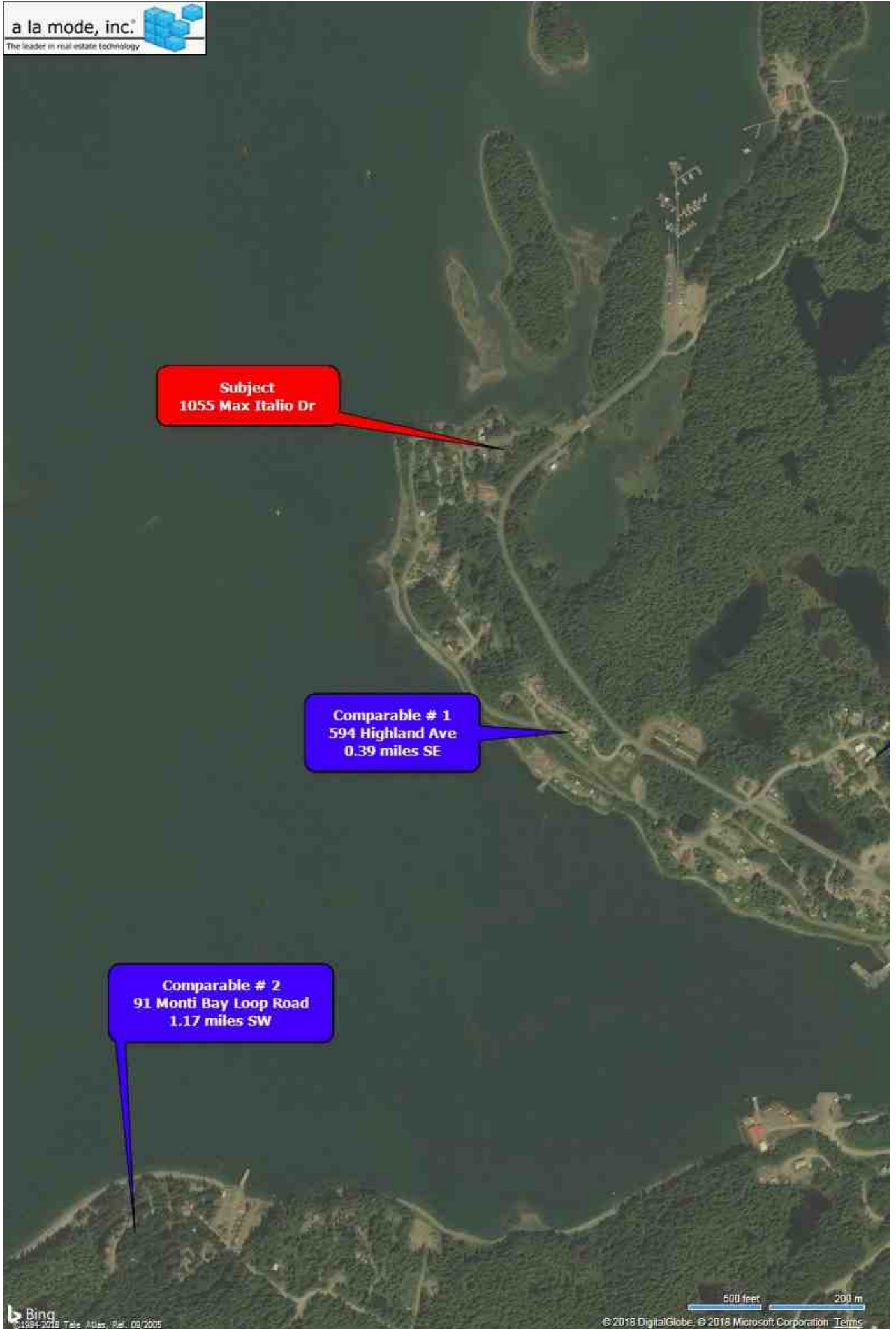
Storage van



Shed

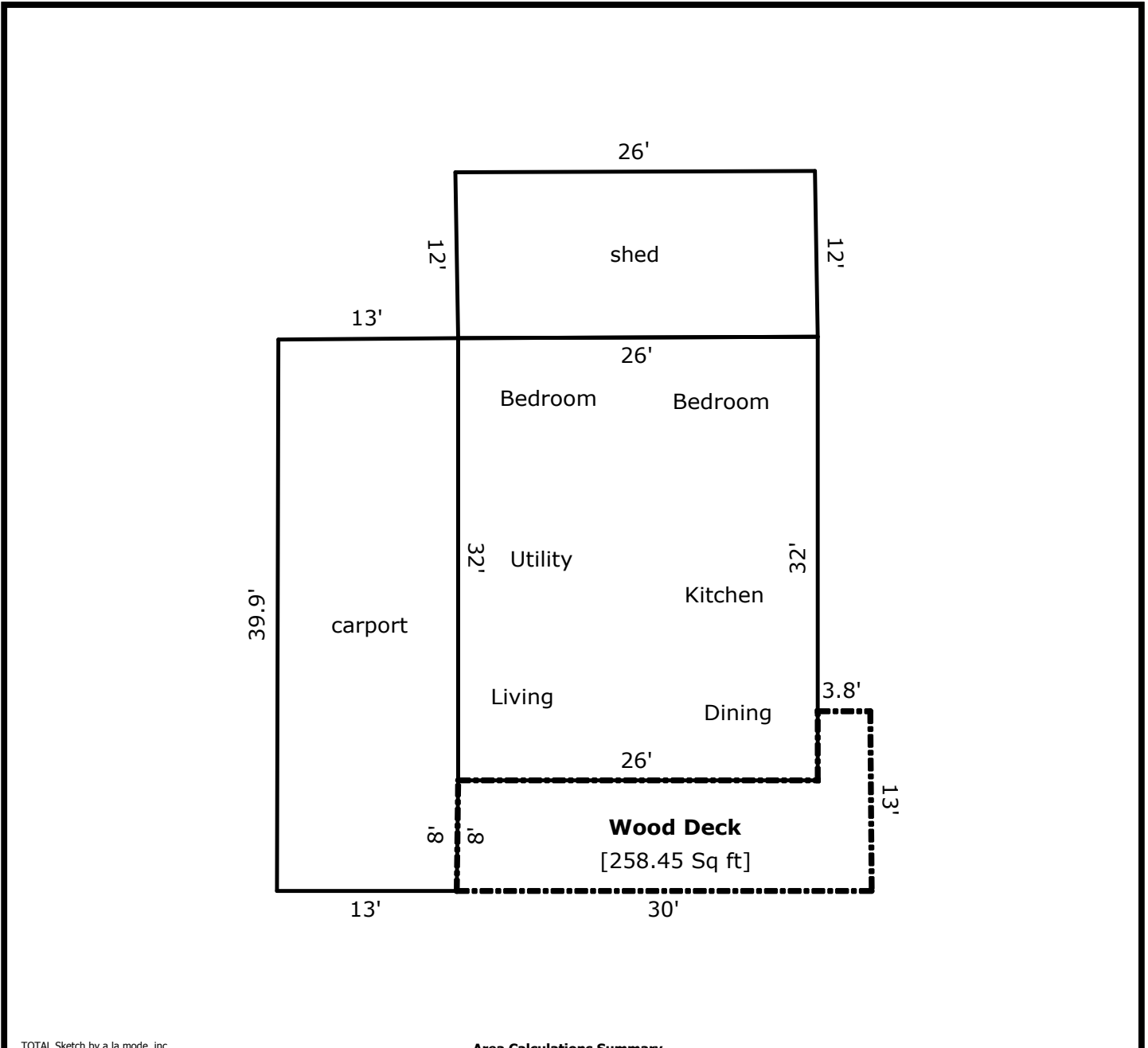
Aerial Map

Borrower/Client	n/a				
Property Address	1055 Max Italo Dr				
City	Yakutat	County	City and Borough of Yakutat	State	AK Zip Code 99689
Client	Janet Hansten				



Building Sketch

Borrower/Client	n/a				
Property Address	1055 Max Italo Dr				
City	Yakutat	County	City and Borough of Yakutat	State	AK
Client	Janet Hansten	Zip Code	99689		



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details		
First Floor	833.3 Sq ft	26×32	= 832
		$0.5 \times 26 \times 0.1$	= 1.3
Total Living Area (Rounded):	833 Sq ft		
Non-living Area			
Concrete Patio	312.02 Sq ft	$0.5 \times 26 \times 0.1$	= 1.3
		11.9×25.8	= 307.06
		$0.5 \times 11.9 \times 0.2$	= 1.18
		$0.5 \times 11.9 \times 0.2$	= 1.18
		$0.5 \times 26 \times 0.1$	= 1.3
Wood Deck	258.45 Sq ft	$0.5 \times 13 \times 0.1$	= 0.65
		13×3.8	= 49.4
		8×26	= 208
		$0.5 \times 8 \times 0.1$	= 0.4
Concrete Patio	520.95 Sq ft	0×0.1	= 0
		$0.5 \times 0.1 \times 13$	= 0.65
		13×31.9	= 414.7
		$0.5 \times 31.9 \times 0.08$	= 1.27
		8×12.98	= 103.84
		$0.5 \times 8 \times 0.1$	= 0.4
		$0.5 \times 8 \times 0.02$	= 0.08