

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>         | 13535 Sierra Vista Road, Victorville, CA 92395 | <b>Order ID</b>       | 6506528          | <b>Property ID</b> | 27867861 |
| <b>Inspection Date</b> | 01/28/2020                                     | <b>Date of Report</b> | 01/28/2020       |                    |          |
| <b>Loan Number</b>     | 39976  | <b>APN</b>            | 3088-112-15-0000 |                    |          |
| <b>Borrower Name</b>   | Breckenridge Property Fund 2016 LLC            | <b>County</b>         | San Bernardino   |                    |          |

**Tracking IDs**

|                          |  |                      |  |
|--------------------------|--|----------------------|--|
| <b>Order Tracking ID</b> | BotW New Fac-DriveBy BPO 01.28.20.xlsx | <b>Tracking ID 1</b> | BotW New Fac-DriveBy BPO 01.28.20.xlsx |
| <b>Tracking ID 2</b>     | --                                     | <b>Tracking ID 3</b> | --                                     |

**General Conditions**

|                                       |   |                           |   |
|---------------------------------------|---|---------------------------|---|
| <b>Owner</b>                          | Shulman Mitchell P                            | <b>Condition Comments</b> | Subject is a single story home offering average square footage and room counts located in a subdivision known as Spring Valley Lake. Assuming the interior is in equal condition to the exterior, only normal wear and tear items are expected which may be necessary to repair in this market where improved properties are becoming more common. The area has a wide range of homes to choose from with its non-cookie-cutter type building. All homes are custom built and are non-conforming in a conforming sort of way. The association stipulations require a well-manicured yard so proper curb maintenance remains throughout in regards to the homes that have not sat vacant for an extended period of time. |
| <b>R. E. Taxes</b>                    | \$3,576                                       |                           |   |
| <b>Assessed Value</b>                 | \$184,353                                     |                           |   |
| <b>Zoning Classification</b>          | Residential                                   |                           |   |
| <b>Property Type</b>                  | SFR   |                           |   |
| <b>Occupancy</b>                      | Occupied                                      |                           |   |
| <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>                            | Spring Valley Lake Association                |                           |   |
| <b>Association Fees</b>               | \$80 / Month (Pool,Tennis,Other: Parks, Lake) |                           |   |
| <b>Visible From Street</b>            | Visible                                       |                           |   |
| <b>Road Type</b>                      | Public  |                           |   |

**Neighborhood & Market Data**

|  |  |                              |   |
|--|--|------------------------------|---|
| <b>Location Type</b>                     | Suburban                               | <b>Neighborhood Comments</b> | The market remains dominated by traditional sales with the majority of the homes sold in the last 6 months having been FMV. The market values have shown an average increase of around 0.2% for the last 12 months but have shown a total decrease of 0.2% in the past month. Standard seller concessions remain at 3% sale price. Average marketing time is at 65 days. Median GLA for SFR is 2133. Data based on 1 mile radius and 6 month sale date. |
| <b>Local Economy</b>                     | Stable                                 |                              |   |
| <b>Sales Prices in this Neighborhood</b> | Low: \$225,000<br>High: \$580,000      |                              |   |
| <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>         | 13535 Sierra Vista Road | 13260 Palos Grande Dr | 13640 Chinquapin      | 13998 Evergreen Ln      |
| <b>City, State</b>            | Victorville, CA         | Victorville, CA       | Victorville, CA       | Victorville, CA         |
| <b>Zip Code</b>               | 92395                   | 92395                 | 92395                 | 92395                   |
| <b>Datasource</b>             | Tax Records             | MLS                   | MLS                   | MLS                     |
| <b>Miles to Subj.</b>         | --                      | 0.42 <sup>1</sup>     | 0.12 <sup>1</sup>     | 0.55 <sup>1</sup>       |
| <b>Property Type</b>          | SFR                     | SFR                   | SFR                   | SFR                     |
| <b>Original List Price \$</b> | \$                      | \$254,900             | \$265,000             | \$375,000               |
| <b>List Price \$</b>          | --                      | \$249,000             | \$239,000             | \$375,000               |
| <b>Original List Date</b>     |                         | 09/13/2019            | 10/14/2019            | 01/09/2020              |
| <b>DOM · Cumulative DOM</b>   | -- · --                 | 132 · 137             | 94 · 106              | 1 · 19                  |
| <b>Age (# of years)</b>       | 40                      | 40                    | 43                    | 40                      |
| <b>Condition</b>              | Average                 | Average               | Average               | Average                 |
| <b>Sales Type</b>             | --                      | Fair Market Value     | Fair Market Value     | Fair Market Value       |
| <b>Location</b>               | Neutral ; Residential   | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential   |
| <b>View</b>                   | Neutral ; Residential   | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential   |
| <b>Style/Design</b>           | 1 Story Ranch           | 1 Story Ranch         | 1 Story Ranch         | 1 Story Ranch           |
| <b># Units</b>                | 1                       | 1                     | 1                     | 1                       |
| <b>Living Sq. Feet</b>        | 1,585                   | 1,645                 | 1,849                 | 1,860                   |
| <b>Bdrm · Bths · ½ Bths</b>   | 3 · 2                   | 3 · 2                 | 3 · 2                 | 4 · 2                   |
| <b>Total Room #</b>           | 6                       | 6                     | 6                     | 7                       |
| <b>Garage (Style/Stalls)</b>  | Attached 2 Car(s)       | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 2 Car(s)       |
| <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>               | --                      | --                    | --                    | Pool - Yes<br>Spa - Yes |
| <b>Lot Size</b>               | 0.17 acres              | 0.17 acres            | 0.17 acres            | 0.27 acres              |
| <b>Other</b>                  | Patio, porch            | Patio, porch          | Patio, porch          | Patio, porch            |

\* Listing 2 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** Take a look at this lovely one story home located on a raised, corner lot! Upon entry you are greeted with a large living room with a cozy fireplace and big picture windows letting in the morning sunshine! Kitchen has painted cabinets, newer dishwasher, lots of storage and opens up to spacious eating area! This home has a nice bonus room that could be used as a den, office etc. Three good sized bedrooms and two roomy bathrooms! You will love the oversized, wind and sun protected patio too! Indoor laundry, newer paint throughout, new tile roof put on in 2014, mature/easy maintenance landscaping and more!
- Listing 2** Very nice open floor plan, nice cozy living room, and nice size kitchen. Back yard is great for barbecues, and entertaining. Very nice neighborhood for evening walks and views to the lake. Over 200 acre of lake, you could bring your boat on the lake and enjoy that family time. If you are a fisher you have over 14 spots to choose from to fish or just a nice walk on the lake. Association Amenities is as follows Marina, Beach ,RV Parking, Club House, Tennis, Lake, Golf, and many more.
- Listing 3** NO MLS: Equal in location, similar in build and overall appeal though with superior pool amenity, move in ready condition.

### Recent Sales

|                               | Subject                 | Sold 1                | Sold 2                | Sold 3 *              |
|-------------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 13535 Sierra Vista Road | 13210 Rain Shadow Rd  | 13501 Driftwood Dr    | 13320 Yellowstone Ave |
| <b>City, State</b>            | Victorville, CA         | Victorville, CA       | Victorville, CA       | Victorville, CA       |
| <b>Zip Code</b>               | 92395                   | 92395                 | 92395                 | 92395                 |
| <b>Datasource</b>             | Tax Records             | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                      | 0.42 <sup>1</sup>     | 0.94 <sup>1</sup>     | 0.26 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                     | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | --                      | \$295,000             | \$269,900             | \$265,000             |
| <b>List Price \$</b>          | --                      | \$295,000             | \$255,000             | \$254,900             |
| <b>Sale Price \$</b>          | --                      | \$297,000             | \$257,000             | \$250,000             |
| <b>Type of Financing</b>      | --                      | 7k Fha                | 0 Unknown             | 4k Conv               |
| <b>Date of Sale</b>           | --                      | 11/19/2019            | 11/14/2019            | 12/23/2019            |
| <b>DOM · Cumulative DOM</b>   | -- · --                 | 17 · 77               | 110 · 147             | 89 · 98               |
| <b>Age (# of years)</b>       | 40                      | 35                    | 40                    | 35                    |
| <b>Condition</b>              | Average                 | Good                  | Average               | Average               |
| <b>Sales Type</b>             | --                      | Fair Market Value     | Fair Market Value     | Fair Market Value     |
| <b>Location</b>               | Neutral ; Residential   | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>View</b>                   | Neutral ; Residential   | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>Style/Design</b>           | 1 Story Ranch           | 1 Story Ranch         | 1 Story Ranch         | 1 Story Ranch         |
| <b># Units</b>                | 1                       | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 1,585                   | 1,653                 | 1,564                 | 1,552                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 3 · 2                   | 3 · 2                 | 3 · 2                 | 3 · 2                 |
| <b>Total Room #</b>           | 6                       | 6                     | 6                     | 6                     |
| <b>Garage (Style/Stalls)</b>  | Attached 2 Car(s)       | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 2 Car(s)     |
| <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>               | 0.17 acres              | 0.17 acres            | 0.17 acres            | 0.19 acres            |
| <b>Other</b>                  | Patio, porch            | Patio, porch          | Patio, porch          | Patio, porch          |
| <b>Net Adjustment</b>         | --                      | -\$27,400             | \$0                   | \$0                   |
| <b>Adjusted Price</b>         | --                      | \$269,600             | \$257,000             | \$250,000             |

\* 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** BEAUTIFUL LANDSCAPED FRONT AND BACK YARDS WITH GREAT CURB APPEAL. RV PARKING, YES THAT'S RIGHT RV PARKING IN SVL. DETACHED 2 CAR GARAGE AND TILE ROOF. AS YOU WALK THROUGH YOUR BEAUTIFUL ENTRY WAY INTO YOUR OPEN LIVING AREA WITH AN AMAZING FIREPLACE AND VAULTED CEILING YOU TURN INTO AN UPDATED KITCHEN WITH GRANITE COUNTER TOPS AND KITCHEN ISLAND. DOWN THE HALL YOU WILL HAVE A FULL YOUR 2 ROOMS ON ONE SIDE AND A GORGEOUS FULLY UPDATED BATHROOM. WALKING DOWN THE HALL YOU COME INTO YOUR MASTER BEDROOM WITH FULLY REDONE MASTER BATH. -2400 sqft, -25K cond
- Sold 2** Great single story home in much desired Spring Valley Lake. With 3 bedrooms and 2 baths it features a Living room with a large front window and dining room that opens to a large useful kitchen. With a fireplace in the family room that's open to the kitchen and easy access to back yard with mature landscape and room to play. Spring Valley Lake prides itself with Association amenities including a large lake, swimming, beach area with picnic grounds and playground/basketball court. Huge community park includes baseball fields. 24-hr patrolled security. Marina with shops and more
- Sold 3** Spring Valley Lake Special on large Corner Lot. Home features beautiful easy-care desert landscaping, RV access, huge covered patio, block wall, large front porch. Interior offers step-down large living room with cozy corner fireplace, vaulted ceiling, window seat, formal dining room, kitchen with breakfast bar, bonus room off kitchen, 3 spacious bedrooms with ceiling fans and so much more. Homeowners of SPRING VALLEY LAKE get to enjoy all that SVL has to offer-200 acre lake w/boating, jet skiing, fishing, beach, kayaking, paddle boarding, recently renovated park with running & exercise stations, baseball, dog park and soon a skate park. The equestrian area as well as 24-hour patrolled security throughout the community.

## Subject Sales & Listing History

|  |                            |                                 |                         |               |                    |                     |               |
|--|----------------------------|---------------------------------|-------------------------|---------------|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       | <b>Listing History Comments</b> |                         |               |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            | No prior MLS sales              |                         |               |                    |                     |               |
| <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

|   | <b>As Is Price</b> | <b>Repaired Price</b> |
|---|--------------------|-----------------------|
| <b>Suggested List Price</b>   | \$265,000          | \$265,000             |
| <b>Sales Price</b>  | \$255,000          | \$255,000             |
| <b>30 Day Price</b>   | \$245,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>  |                    |                       |
| <p>Adjustments to the comps have been made, where necessary, to bring the comps as close to subject as possible for accurate pricing. The most weight has been placed on sold comp 3 which is most similar in overall appeal and condition. Subject is located in a populated area that can be marketed to most average home buyers. Subject list price should be competitive with the available list comps for maximum exposure with pricing emphasis placed on the pending list comps. 90 day marketing times are uncommon in this area so an increased list price above available list comps would be needed if 90+ day marketing time is the goal. Value is based on exterior only and the assumption the interior is in average condition. Any discrepancies in this assumption could affect the suggested value either way.</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



Side



Side



Street



## Listing Photos

**L1** 13260 Palos Grande Dr  
Victorville, CA 92395



Front

**L2** 13640 Chinquapin  
Victorville, CA 92395



Front

**L3** 13998 Evergreen Ln  
Victorville, CA 92395



Front

## Sales Photos

**S1** 13210 Rain Shadow Rd  
Victorville, CA 92395



Front

**S2** 13501 Driftwood Dr  
Victorville, CA 92395



Front

**S3** 13320 Yellowstone Ave  
Victorville, CA 92395



Front

### ClearMaps Addendum

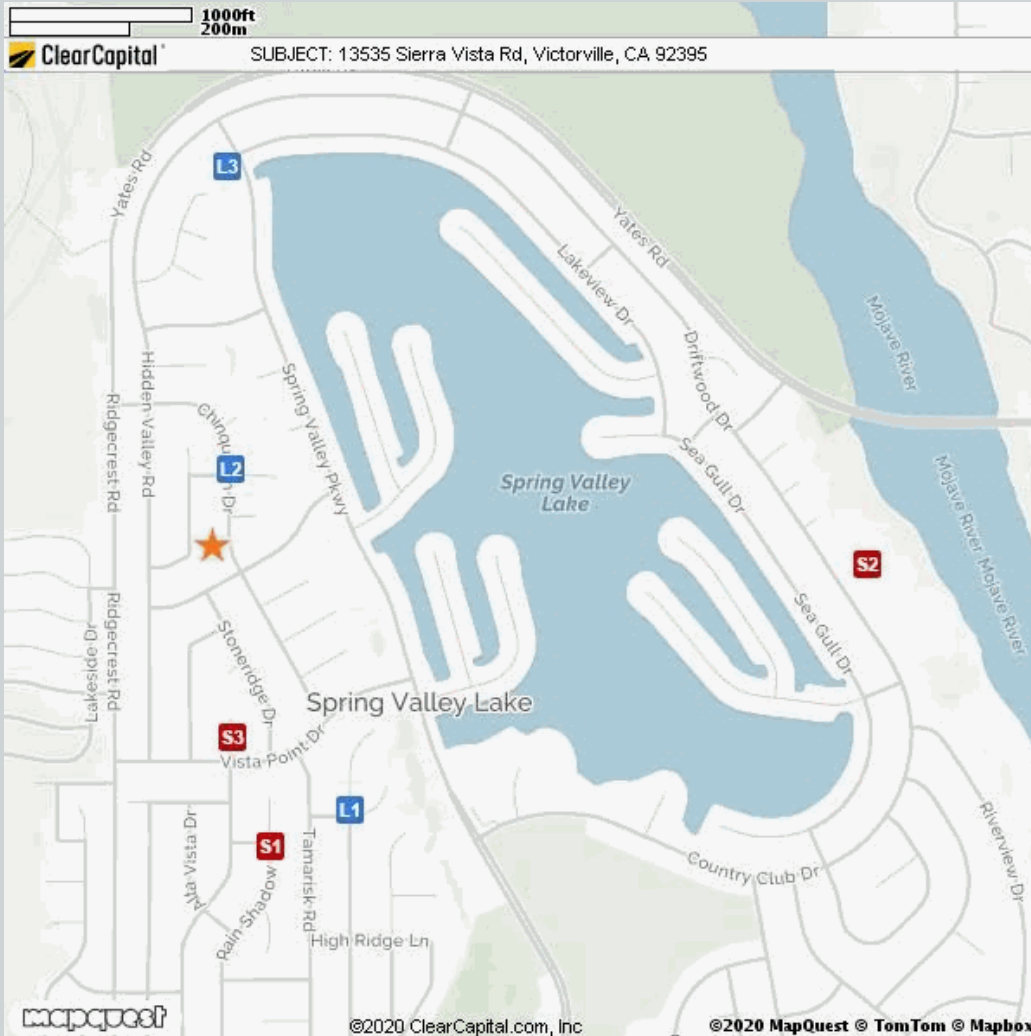
**Address** ★ 13535 Sierra Vista Road, Victorville, CA 92395

**Loan Number** 39976

**Suggested List** \$265,000

**Suggested Repaired** \$265,000

**Sale** \$255,000



| Comparable   | Address                                | Miles to Subject        | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject    | 13535 Sierra Vista Rd, Victorville, CA | --                      | Parcel Match     |
| L1 Listing 1 | 13260 Palos Grande Dr, Victorville, CA | 0.42 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 13640 Chinquapin, Victorville, CA      | 0.12 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 13998 Evergreen Ln, Victorville, CA    | 0.55 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 13210 Rain Shadow Rd, Victorville, CA  | 0.42 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 13501 Driftwood Dr, Victorville, CA    | 0.94 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 13320 Yellowstone Ave, Victorville, CA | 0.26 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.

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

Instructions last updated: 7/17/2017

Purpose:

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

Customer Specific Requests:

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

Form Help:

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

Comparable Requirements:

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

Standard Instructions:

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

## Report Instructions - cont.

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

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

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

## Broker Information

|                                   |                      |                          |                                      |
|-----------------------------------|----------------------|--------------------------|--------------------------------------|
| <b>Broker Name</b>                | Jessica Lynn Lewis 1 | <b>Company/Brokerage</b> | Elite REO Services                   |
| <b>License No</b>                 | 01733706             | <b>Address</b>           | 13735 Kiowa Rd Apple Valley CA 92308 |
| <b>License Expiration</b>         | 12/27/2022           | <b>License State</b>     | CA                                   |
| <b>Phone</b>                      | 7607845224           | <b>Email</b>             | jessica.lewis@elitereo.com           |
| <b>Broker Distance to Subject</b> | 3.96 miles           | <b>Date Signed</b>       | 01/28/2020                           |

*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.**