

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>	15867 Birdfeeder Lane, Chino, CA 91708	<b>Order ID</b>	6763593	<b>Property ID</b>	28525838
<b>Inspection Date</b>	07/09/2020	<b>Date of Report</b>	07/10/2020		
<b>Loan Number</b>	41168	<b>APN</b>	1055-323-31-0000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	San Bernardino		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	20200708_BPOs_A	<b>Tracking ID 1</b>	20200708_BPOs_A		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Luis Picaso	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$6,171	Subject is in average condition of average construction with average curb appeal. Subject is located in a suburban planned tract developed in early 21st century. Subject conforms to neighborhood which is comprised of one and two story properties including condos and detached SFRs. Local assessor custom is to assign a lot size approximately equal to the condo GLA. The assigned lot size and differences between lot sizes both within the community and between communities has no impact on valuation.	
<b>Assessed Value</b>	\$358,000		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	Condo		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(No open doors or windows noted)			
<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>	PRESERVE MASTER COMMUNITY ASSOC		
<b>Association Fees</b>	\$163 / Month (Pool,Landscaping,Tennis,Greenbelt)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Slow	The Chino Preserve is a suburban developed area with a mix of one and two story SFRs, multi-unit properties, apartments, condos and town homes. Parks, schools and shopping are all part of the planned unit community. Construction quality is of average/above- average standard and property conditions are generally of average/above-average condition with average/above-average curb appeal. The market demand is strong with generally flat pricing. Seller concessions are few and REO activity is less than 5% of the resale market. Chino is located along the 60 freeway, a distant suburb of Los...	
<b>Sales Prices in this Neighborhood</b>	Low: \$340,000 High: \$715,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Neighborhood Comments

The Chino Preserve is a suburban developed area with a mix of one and two story SFRs, multi-unit properties, apartments, condos and town homes. Parks, schools and shopping are all part of the planned unit community. Construction quality is of average/above-average standard and property conditions are generally of average/above-average condition with average/above-average curb appeal. The market demand is strong with generally flat pricing. Seller concessions are few and REO activity is less than 5% of the resale market. Chino is located along the 60 freeway, a distant suburb of Los Angeles. Historically Chino was agricultural and dairy oriented, and the area is under transformation and development into a large planned community. There are some industrial parcels in the area however their impact is generally minimal. There are still residual issues (odor, pests, etc.) with the remaining dairies in the area.

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	15867 Birdfeeder Lane	15892 Fountain Ln	15895 Birdfeeder Ln	15823 Cortland Ave
<b>City, State</b>	Chino, CA	Chino, CA	Chino, CA	Chino, CA
<b>Zip Code</b>	91708	91708	91708	91708
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.02 <sup>1</sup>	0.03 <sup>1</sup>	0.11 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$374,900	\$370,000	\$380,000
<b>List Price \$</b>	--	\$374,900	\$370,000	\$380,000
<b>Original List Date</b>		11/07/2019	06/20/2020	02/29/2020
<b>DOM · Cumulative DOM</b>	-- · --	195 · 246	20 · 20	131 · 132
<b>Age (# of years)</b>	14	14	14	7
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	3	3	3	2
<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>	3 Stories Modern	3 Stories Modern	3 Stories Modern	2 Stories Modern
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,488	1,535	1,535	1,310
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 2 · 1	2 · 2 · 1	2 · 2 · 1
<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>	0.10 acres	0.10 acres	0.10 acres	0.06 acres
<b>Other</b>	--	--	--	--

\* 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** MLS Description: THE PRESERVE...An amazing community to live in. As soon as you turn into this community, you see beautifully landscaped sidewalks, pride of ownership curb appeal, a variety of exterior architecture design for each home, multiple parks, walking trails...the list goes on. The Preserves boasts a gym, swimming pools, library, community center, theatre, a dog park and a highly rated K-8 magnet school (with plans for another K-8 school coming soon). This Tri-Level home is GORGEOUS inside. You're greeted with hardwood floors, a beautiful white kitchen that opens up to the living room along with the dining area lit up by a Farmhouse Mason Jar light Fixture to tie in the look. The Kitchen boasts white Shaker cabinets, accented with under lighting and a Frigidaire Gallery of newer appliances. The Kitchen sink has a newer motion sensor faucet. The first floor has a 2 car garage with direct access and a downstairs bathroom which is perfect for your guests. There are TWO MASTER BEDROOMS on floor level 2 and floor level 3, each adorned with their own bathrooms and ceiling fans. Master Bedroom on Level 2 has it's own private balcony to enjoy early brisk mornings with a coffee. Check out the private laundry room with a very cute Farmhouse decor. Home has central air and heat along with a spacious porch accented with a red brick wall. This is a great opportunity to own in the Chino Preserves. MY COMMENTS: Comparable and subject are in same neighborhood. Comparable is superior due to GLA. Comparable is in active-under-contract status since 07/01/20 and appears to have been in under-contract status 5 times.
- Listing 2** MLS Description: Welcome to your new home on Birdfeeder Lane in the Preserve! Amongst the pathways, surrounded by lush, shade-bearing trees and beautifully maintained landscaping, you'll arrive at your front porch, welcoming you and your guests into this beautifully updated home. Rich wood floor planks, granite counters, and tastefully thought-out crown molding pull you into the spacious living room and open kitchen concept, where family and friends can gather. Direct access to your 2 car garage and a ground floor half bath allows for easy everyday living. The grand master-bedroom meets you on the second level, equipped with a huge walk-in closet and walk-in shower. In addition, the second level holds your sizable laundry room and tons of cabinetry in the hallway; allowing for convenient access to linens, towels, or those sweaters you only pull out during wintertime. The second master bedroom is on the third level, equipped with an attached, full bathroom, and a naturally lit alcove you can utilize either for a bed, a desk space, or an area to enjoy a morning workout. Outside, this master-planned garden community has everything you're looking for! A gorgeous, resort-style pool, expansive, state of the art fitness center, an on-premise day care, in-house movie theater, billiards room, clubhouse, dog park, an arts and crafts area, library, tennis courts, hiking trails...the list goes on! A beautiful home, incredible amenities, and a beautiful community...all under \$400,000? Why rent? MY COMMENTS: Comparable and subject are in same neighborhood. Comparable and subject are in same building. Comparable is superior due to GLA. Comparable is most comparable due to same building.
- Listing 3** MLS Description: This popular model in Preserves at Chino boasts the great room with an abundance of natural light, airy open living area, and a cozy fireplace. This home has a fabulous gourmet kitchen surrounded by white wood cabinets, granite countertops, and stainless steel appliances. Two large bedrooms upstairs have their own bathrooms with dual sinks. Master bedroom has a walk-in closet, and the laundry room is conveniently located upstairs. It is just beautifully painted in addition to upgrades such as crown molding, shutter window treatments throughout, engineered wood flooring, and recessed lightings. Your front door is a few steps away from the community pool and the play ground. MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable is two-story, subject is three-story. Comparable is superior due to two-story with an offset for GLA. Comparable is in active-under-contract status since 07/08/20 and was under contract once before.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	15867 Birdfeeder Lane	15863 Birdfeeder Ln	15913 W Preserve Loop	8356 Forest Park St
City, State	Chino, CA	Chino, CA	Chino, CA	Chino, CA
Zip Code	91708	91708	91708	91708
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.01 <sup>1</sup>	0.07 <sup>1</sup>	0.27 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$344,900	\$365,000	\$369,000
List Price \$	--	\$344,900	\$354,900	\$369,000
Sale Price \$	--	\$340,000	\$352,000	\$359,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	02/03/2020	06/23/2020	04/24/2020
DOM · Cumulative DOM	-- · --	24 · 28	81 · 124	18 · 51
Age (# of years)	14	14	12	13
Condition	Average	Average	Average	Average
Sales Type	--	REO	Fair Market Value	Fair Market Value
Condo Floor Number	3	3	3	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	3 Stories Modern	3 Stories Modern	3 Stories Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	1,488	1,488	1,488	1,227
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.10 acres	0.10 acres	0.04 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$8,900
Adjusted Price	--	\$340,000	\$352,000	\$350,100

\* Sold 2 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** MLS Description: SPACIOUS CONDO IN THE HEART OF THE PRESERVE AT CHINO, WITH ASSOCIATION AMENITIES INCLUDING POOL, SPA AND FITNESS CENTER. TRI-LEVEL HOME AND OPEN PLAN WITH 2 BEDS, 2 BATHS, & LOFT. CEILING FANS IN EVERY ROOM, ALONG WITH CENTRAL A/C SYSTEM. PRICED TO SELL, A MUST SEE PROPERTY. MY COMMENTS: Comparable and subject are in same neighborhood. Comparable and subject are in same building. Comparable and subject appear to be same model. Comparable was an REO listing however was selected due to same condition, same building, same model. No adjustments.
- Sold 2** MLS Description: Beautiful 2 bedroom 2 bathroom condo in the desirable neighborhood of The Preserve at Chino. Family room, kitchen, 1 bedroom and 1 bathroom are on the second floor. Kitchen features corian countertops, stainless steel appliances, maple cabinets and laminate flooring. Master bedroom upgrades include 2 speakers, ceiling fan and a walk in closet. Master bedroom and bathroom are on the third floor for privacy. Laundry room and tandem 2 car garage downstairs. Custom paint throughout the house. Located in The Preserve at Chino, a wonderful community with an impressive list of amenities including community parks, theater room, 24-hour fitness center, junior olympic sized pool, tennis court, outdoor entertainment area with fireplace and more. MY COMMENTS: Comparable and subject are in same neighborhood. Comparable and subject appear to be same model. Comparable is most comparable due to same model, proximity, sale date and sale type. No adjustments.
- Sold 3** MLS Description: Beautiful Tetherwind downstairs condo (another unit above) in the sought after Preserve Community of Chino. Attractive curb appeal and a covered front porch. Spacious floor plan on one level and no steps inside. Living room and kitchen boast gorgeous laminate wood floor entry and plank style wood look tile. A toasty warm gas fireplace lights up with the flick of a switch. Adjacent kitchen has stainless steel gas stove, built in microwave, dishwasher, stainless steel sink, & recessed lights. Maple cabinets, tile counter tops. A classy glass door opens to the private patio with concrete surface and direct access to the garage. A great area for pets or barbecue/outdoor living. Direct access from the house to the kitchen also. A stunning epoxied garage floor, storage cabinets, automatic opener will hold two cars. Built in ceiling sprinklers throughout will keep you safe. Both bedrooms have new carpet, fresh paint throughout. This home is move in ready! Spacious hallway w/ laundry closet & a full guest bathroom. Plank tile floors, tiled shower walls. Dual pane windows and wood plantation shutters for energy efficiency. The master bedroom has a large walk in closet & a luxury bathroom w/ twin vanities, soaking tub, separate walk in shower, and a water closet for privacy. Community pool/spa, clubhouse, tennis courts, billiards, gym, theater, cyber cafe...at the nearby Parkhouse. Walk to Cal Aero K-8 school w/ baseball & soccer fields. A great place to call home! MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable is single-level, subject is tri-level. Comparable is superior due to levels with an offset for GLA. Adjustments of -\$18,000 (5% sale price) due to levels difference, +\$9100 GLA difference at \$35/sq ft for a total adjustment of -\$8900

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				A search of the CRMLS MLS shows multiple historical listings for subject property, the most recent an expired short-sale listing in early 2020. CRMLS is the primary MLS for the area.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>		1					
<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>
09/04/2019	\$354,900	01/18/2020	\$334,900	Withdrawn	03/14/2020	\$334,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$355,000	\$355,000
<b>Sales Price</b>	\$352,000	\$352,000
<b>30 Day Price</b>	\$350,000	--
<b>Comments Regarding Pricing Strategy</b>		
The suggested list price is most influenced by Sold 2, the most recent same model sold property in the same community. The sale price is a modest discount from list, consistent with Sold 2. The 30 day price is an additional modest discount to advance the sale by about 10 days from current market dynamics.		

## 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



Street



Other



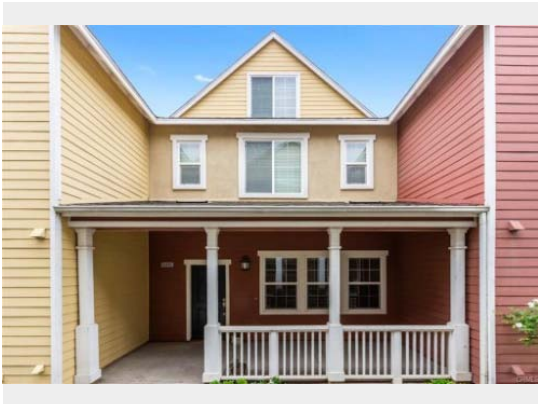
## Listing Photos

**L1** 15892 Fountain Ln  
Chino, CA 91708



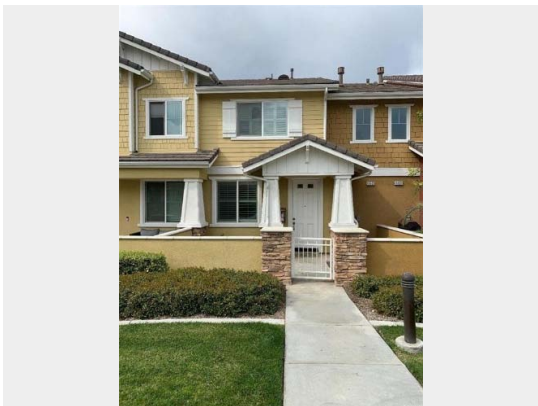
Front

**L2** 15895 Birdfeeder Ln  
Chino, CA 91708



Front

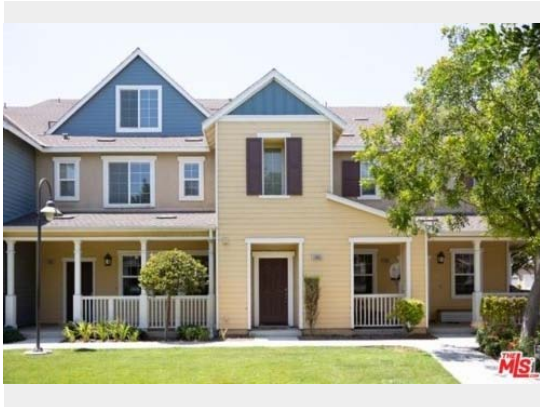
**L3** 15823 Cortland Ave  
Chino, CA 91708



Front

## Sales Photos

**S1** 15863 Birdfeeder Ln  
Chino, CA 91708



Front

**S2** 15913 W Preserve Loop  
Chino, CA 91708



Front

**S3** 8356 Forest Park St  
Chino, CA 91708



Front

## ClearMaps Addendum

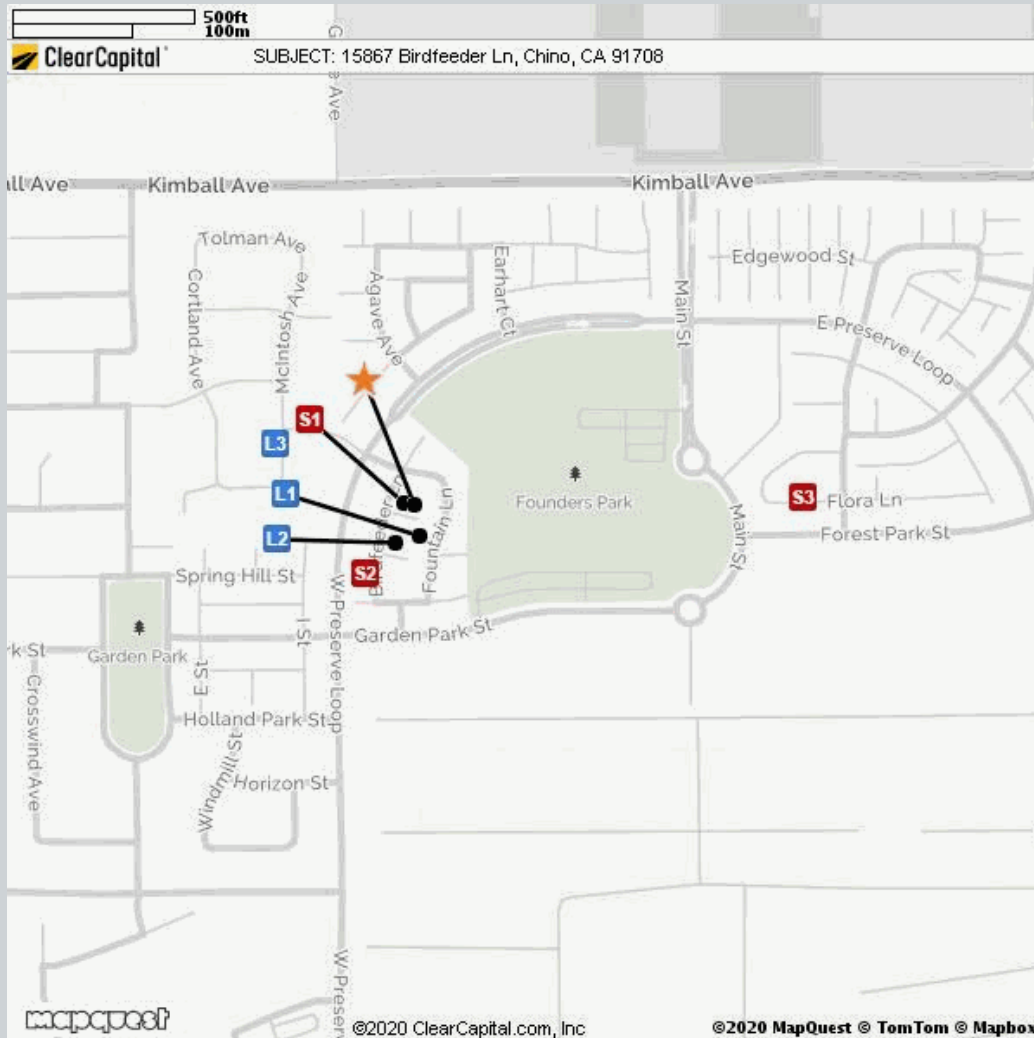
**Address** ★ 15867 Birdfeeder Lane, Chino, CA 91708

**Loan Number** 41168

**Suggested List** \$355,000

**Suggested Repaired** \$355,000

**Sale** \$352,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15867 Birdfeeder Ln, Chino, CA	--	Parcel Match
L1 Listing 1	15892 Fountain Ln, Chino, CA	0.02 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	15895 Birdfeeder Ln, Chino, CA	0.03 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	15823 Cortland Ave, Chino, CA	0.11 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	15863 Birdfeeder Ln, Chino, CA	0.01 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	15913 W Preserve Loop, Chino, CA	0.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8356 Forest Park St, Chino, CA	0.27 Miles <sup>1</sup>	Parcel Match

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

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

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

Customer Specific Requests:

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

Form Help:

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

Comparable Requirements:

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

Standard Instructions:

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

## Report Instructions - cont.

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

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

## Broker Information

<b>Broker Name</b>	Michael O'Connor	<b>Company/Brokerage</b>	Diamond Ridge Realty
<b>License No</b>	01517005	<b>Address</b>	12523 Limonite Avenue Eastvale CA 91752
<b>License Expiration</b>	10/04/2022	<b>License State</b>	CA
<b>Phone</b>	9518474883	<b>Email</b>	RealtorOConnor@aol.com
<b>Broker Distance to Subject</b>	4.08 miles	<b>Date Signed</b>	07/10/2020

*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.