

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>           | 74353 Chemehuevi Drive, Twentynine Palms, CALIFORNIA 92277 | <b>Order ID</b>       | 8310478        | <b>Property ID</b> | 33019182 |
| <b>Inspection Date</b>   | 07/06/2022   | <b>Date of Report</b> | 07/07/2022     |                    |          |
| <b>Loan Number</b>       | 46650  | <b>APN</b>            | 0617183030000  |                    |          |
| <b>Borrower Name</b>     | Champerty Real Estate 2015 LLC                             | <b>County</b>         | San Bernardino |                    |          |
| <b>Tracking IDs</b>      |  |                       |                |                    |          |
| <b>Order Tracking ID</b> | 07.02.22_BPO   | <b>Tracking ID 1</b>  | 07.02.22_BPO   |                    |          |
| <b>Tracking ID 2</b>     | --   | <b>Tracking ID 3</b>  | --             |                    |          |

## General Conditions

|                                       |                                     |   |
|---------------------------------------|-------------------------------------|---|
| <b>Owner</b>                          | BRECKENRIDGE PROPERTY FUND 2016 LLC | <b>Condition Comments</b>   |
| <b>R. E. Taxes</b>                    | \$2,044                             | Subject appears o have some type of repairs be. There is a white paper posted in window (unaware of what it says), what appears to be a contractor van was visible on the property with rear doors open, garage appears to be full of broken wood, etc. |
| <b>Assessed Value</b>                 | \$156,000                           |   |
| <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>                            | No                                  |   |
| <b>Visible From Street</b>            | Partially Visible                   |   |
| <b>Road Type</b>                      | Public                              |   |

## Neighborhood & Market Data

|  |                                     |  |
|--|-------------------------------------|--|
| <b>Location Type</b>                     | Suburban                            | <b>Neighborhood Comments</b>   |
| <b>Local Economy</b>                     | Slow                                | Subject is located within a suburban neighborhood that is surrounded by a widespread of rural living. Subject does conform to its surrounding community. |
| <b>Sales Prices in this Neighborhood</b> | Low: \$163250<br>High: \$359950     |  |
| <b>Market for this type of property</b>  | Decreased 9 % in the past 6 months. |  |
| <b>Normal Marketing Days</b>             | <90                                 |  |

## Current Listings

|                               | Subject                      | Listing 1             | Listing 2             | Listing 3 *           |
|-------------------------------|------------------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 74353 Chemehuevi Drive       | 6420 Marine Ave       | 74605 Alta Loma Dr    | 74545 Baseline Rd     |
| <b>City, State</b>            | Twentynine Palms, CALIFORNIA | Twentynine Palms, CA  | Twentynine Palms, CA  | Twentynine Palms, CA  |
| <b>Zip Code</b>               | 92277                        | 92277                 | 92277                 | 92277                 |
| <b>Datasource</b>             | Public Records               | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                           | 0.52 <sup>1</sup>     | 0.59 <sup>1</sup>     | 0.68 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                          | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | \$                           | \$249,000             | \$265,000             | \$300,000             |
| <b>List Price \$</b>          | --                           | \$249,000             | \$265,000             | \$255,000             |
| <b>Original List Date</b>     |                              | 01/20/2022            | 05/23/2022            | 02/25/2022            |
| <b>DOM · Cumulative DOM</b>   | -- · --                      | 167 · 168             | 44 · 45               | 131 · 132             |
| <b>Age (# of years)</b>       | 50                           | 38                    | 43                    | 69                    |
| <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 ; Mountain           | Neutral ; Mountain    | Neutral ; Mountain    | Neutral ; Mountain    |
| <b>Style/Design</b>           | 1 Story Modern               | 1 Story Modern        | 1 Story Modern        | 1 Story Modern        |
| <b># Units</b>                | 1                            | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 1,368                        | 1,116                 | 1,238                 | 1,318                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 3 · 1 · 1                    | 3 · 2                 | 3 · 2                 | 3 · 2                 |
| <b>Total Room #</b>           | 5                            | 6                     | 6                     | 6                     |
| <b>Garage (Style/Stalls)</b>  | Detached 1 Car               | 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>               | 0.39 acres                   | 0.19 acres            | 0.26 acres            | 0.26 acres            |
| <b>Other</b>                  | NA                           | NA                    | NA                    | NA                    |

\* Listing 3 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** Solid home with great bones. Centrally located with a large vacant lot across the street for unobstructed views to the East. This property has been a rental for many years and has solid rental history. Investor special!! Central Heat and A/C. There is easy access to the Joshua Tree National Park East entrance and a quick drive to all the shops and eateries in Downtown 29 Palms. Check out the recent improvements to the downtown area with the Project Phoenix renovation by the web address <https://www.ci.twentynine-palms.ca.us/projectphoenix>.
- Listing 2** Located in one of the higher areas of 29 Palms, this gorgeous 3br/2bth home boasts a breathtaking unobstructed view of mountains. It is conveniently located near schools, restaurants, museum, and the Tortoise Rock casino. A few miles of commute to get to the Joshua Tree National Park entrance, Oasis of Mara, and Sky Is The Limit Observatory. This home offers a 2-car garage, covered patio, nice wood fence, updated kitchen, new flooring, paint, furnace, and evaporative cooler. Appliances are also included with the sale. This home has so much potential for such an affordable price. It will go fast!
- Listing 3** Special Desert Getaway Home with expansive views! Good Vibes abound in this 3 bedroom 2 bath home. Large living room with cozy brick fireplace. Colorful back splash tile in kitchen with plenty of cabinets and natural gas stove/oven. Fenced yard and Wonderful outside sitting areas to enjoy yourself from either stargazing or sun bathing or just good old fashioned relaxing! Such a nice retro feel! Property profile reads 2 bedrooms but there are 3 bedrooms. Buyers and buyers agent to verify all to their satisfaction.

## Recent Sales

|                               | Subject                      | Sold 1 *                         | Sold 2                | Sold 3                |
|-------------------------------|------------------------------|----------------------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 74353 Chemehuevi Drive       | 74355 Cottonwood Dr              | 74415 Cottonwood Dr   | 6595 Desert Knoll Ave |
| <b>City, State</b>            | Twentynine Palms, CALIFORNIA | Twentynine Palms, CA             | Twentynine Palms, CA  | Twentynine Palms, CA  |
| <b>Zip Code</b>               | 92277                        | 92277                            | 92277                 | 92277                 |
| <b>Datasource</b>             | Public Records               | MLS                              | MLS                   | Public Records        |
| <b>Miles to Subj.</b>         | --                           | 0.07 <sup>1</sup>                | 0.10 <sup>1</sup>     | 0.40 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                          | SFR                              | SFR                   | SFR                   |
| <b>Original List Price \$</b> | --                           | \$275,000                        | \$300,000             | \$239,000             |
| <b>List Price \$</b>          | --                           | \$269,900                        | \$320,000             | \$239,000             |
| <b>Sale Price \$</b>          | --                           | \$272,000                        | \$320,000             | \$239,000             |
| <b>Type of Financing</b>      | --                           | Conventional W \$600 Concessions | Conventional          | Private Party         |
| <b>Date of Sale</b>           | --                           | 01/14/2022                       | 06/09/2022            | 03/09/2022            |
| <b>DOM · Cumulative DOM</b>   | -- · --                      | 82 · 82                          | 38 · 38               | 1 · 0                 |
| <b>Age (# of years)</b>       | 50                           | 45                               | 63                    | 37                    |
| <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 ; Mountain           | Neutral ; Mountain               | Neutral ; Mountain    | Neutral ; Mountain    |
| <b>Style/Design</b>           | 1 Story Modern               | 1 Story Modern                   | 1 Story Modern        | 1 Story Modern        |
| <b># Units</b>                | 1                            | 1                                | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 1,368                        | 1,392                            | 1,504                 | 1,524                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 3 · 1 · 1                    | 3 · 2                            | 3 · 2                 | 3 · 1                 |
| <b>Total Room #</b>           | 5                            | 6                                | 6                     | 5                     |
| <b>Garage (Style/Stalls)</b>  | Detached 1 Car               | 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>               | 0.39 acres                   | 0.36 acres                       | 0.39 acres            | 0.44 acres            |
| <b>Other</b>                  | NA                           | NA                               | NA                    | NA                    |
| <b>Net Adjustment</b>         | --                           | -\$11,780                        | -\$22,820             | -\$17,840             |
| <b>Adjusted Price</b>         | --                           | \$260,220                        | \$297,180             | \$221,160             |

\* Sold 1 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** Don't miss out on your chance to own this amazing single-story 3 Bedroom, 2 Bathroom home in Twentynine Palms. This property is situated on a great sized 15,800 SQ FT lot. As you enter the home, you will notice the large open living and dining room with plenty of space to entertain. Off the dining room is a bonus room that can be used as either a gym, home office, or bonus room, and more. Upon entry to the kitchen, enjoy the tranquil views of the mountains, plenty of cabinet and counter space, pantry, double sink, the list goes on. Enjoy the neutral paint scheme throughout as well as the tasteful tile flooring. All three bedrooms are generous in size with plenty of closet space. Other notable features include the master bedroom with en suite master bathroom, ceiling fan, great sized back yard, and also located close to the Oasis Visitor Center, Restaurants and Schools! Act now, before it's too late.
- Sold 2** You'll love the welcoming MCM vibe of this home, with its cacti rock garden, established palm trees and legacy baby Joshua Tree, the moment you walk up! Huge step-down living room has vaulted ceiling and classic sunset clerestory windows. Cute, bright galley kitchen, adjoining a breakfast nook and high-ceilinged formal dining area, has refreshed original fixtures, a newer fridge, older gas stove, microwave oven and — ideal for indoor/outdoor entertaining — a large slider looking out to a spacious covered patio and the national park's dramatic mountain edge. Plenty of square footage and closet space, with an attached, separate-entry storage room that possibly could become an office or an expansion of the master bedroom into a suite. Approximately half of the massive backyard is enclosed by a vintage country fence; birds and wildlife abound, and, nearby, one of the city's landmark early-1900s mission-style buildings — especially gorgeous at sunrise and dusk — enhances the scenery. (There's room for a pool, a stand-alone garage and/or shed, and possible RV parking access via a back utility road.) You'll have a great head start in bringing this gem to full shine — price reflects property's partial renovation and need of an HVAC system upgrade (home currently has an older gas furnace, ductwork that may accommodate addition of central AC and/or evaporative cooling, and two window AC units, plus two new windows in storage for future installation). New roof, electrical panel and water heater installed in 2015; meter-to-house gas line replaced in 2020; and durable concrete septic tank pumped, inspected and upgraded with new outlet line and two-way cleanout in 2021. Sleek new dual-flush toilets in bathrooms. Patio-side natural gas valve for future addition of a fire pit and/or hot tub. Baseboard-free slab floors epoxied in neutral hues are easily maintained or ready for you to add the covering of your choice, and there's fresh paint throughout, with some remaining roofline and exterior brushwork to be completed by close of sale. Major furnishings and working 1976 Capt. Fantastic/Elton John collector's-item pinball machine are included, and some conversation-piece garden décor with a Golden Era Hollywood celebrity connection will stay with the property.
- Sold 3** No comments in MLS as listing was was not in the MLS.

## Subject Sales & Listing History

|  |                            |                        |   |               |                    |                     |               |
|--|----------------------------|------------------------|---|---------------|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        | <b>Listing History Comments</b>                         |               |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        | There is not any prior sales history listed in the MLS. |               |                    |                     |               |
| <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

|  | As Is Price | Repaired Price |
|--|-------------|----------------|
| <b>Suggested List Price</b>                | \$260,000   | \$260,000      |
| <b>Sales Price</b>                         | \$260,000   | \$260,000      |
| <b>30 Day Price</b>                        | \$260,000   | --             |
| <b>Comments Regarding Pricing Strategy</b> |             |                |
| average of adjusted sold comps.            |             |                |

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The value variance is due to a 22% market increase over the last 12 months. The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported.

## Subject Photos



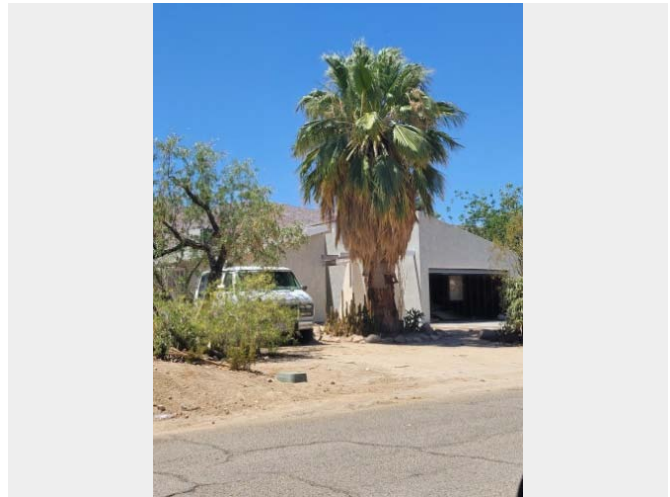
Front



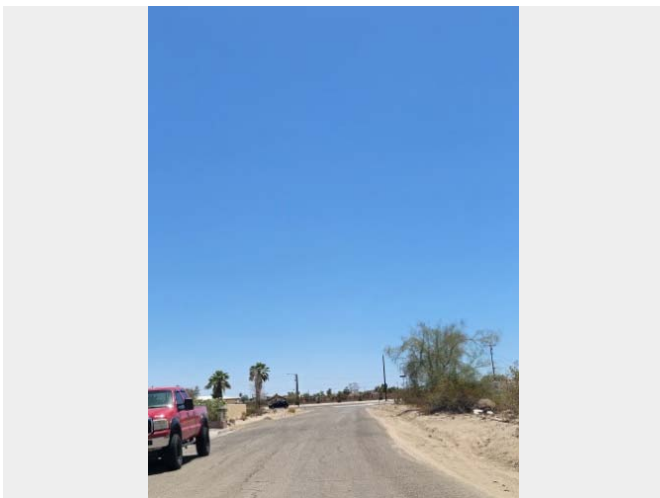
Address Verification



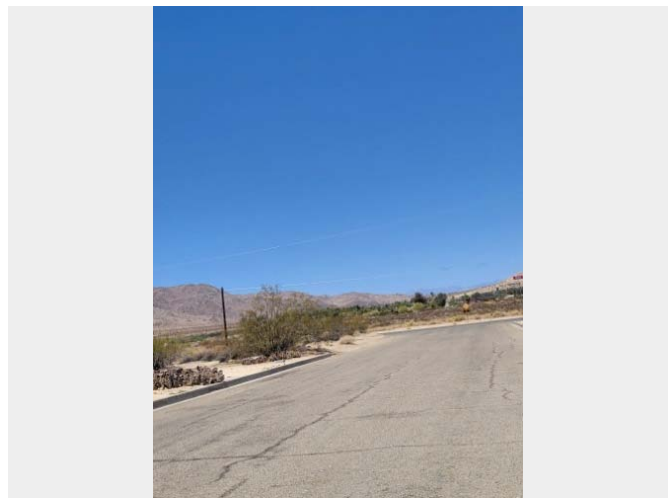
Side



Side



Street



Street



## Listing Photos

**L1** 6420 Marine Ave  
Twentynine Palms, CA 92277



Front

**L2** 74605 Alta Loma Dr  
Twentynine Palms, CA 92277



Front

**L3** 74545 Baseline Rd  
Twentynine Palms, CA 92277



Front



## Sales Photos

**S1** 74355 Cottonwood Dr  
Twentynine Palms, CA 92277



Front

**S2** 74415 Cottonwood Dr  
Twentynine Palms, CA 92277



Front

**S3** 6595 Desert Knoll Ave  
Twentynine Palms, CA 92277



Front

## ClearMaps Addendum

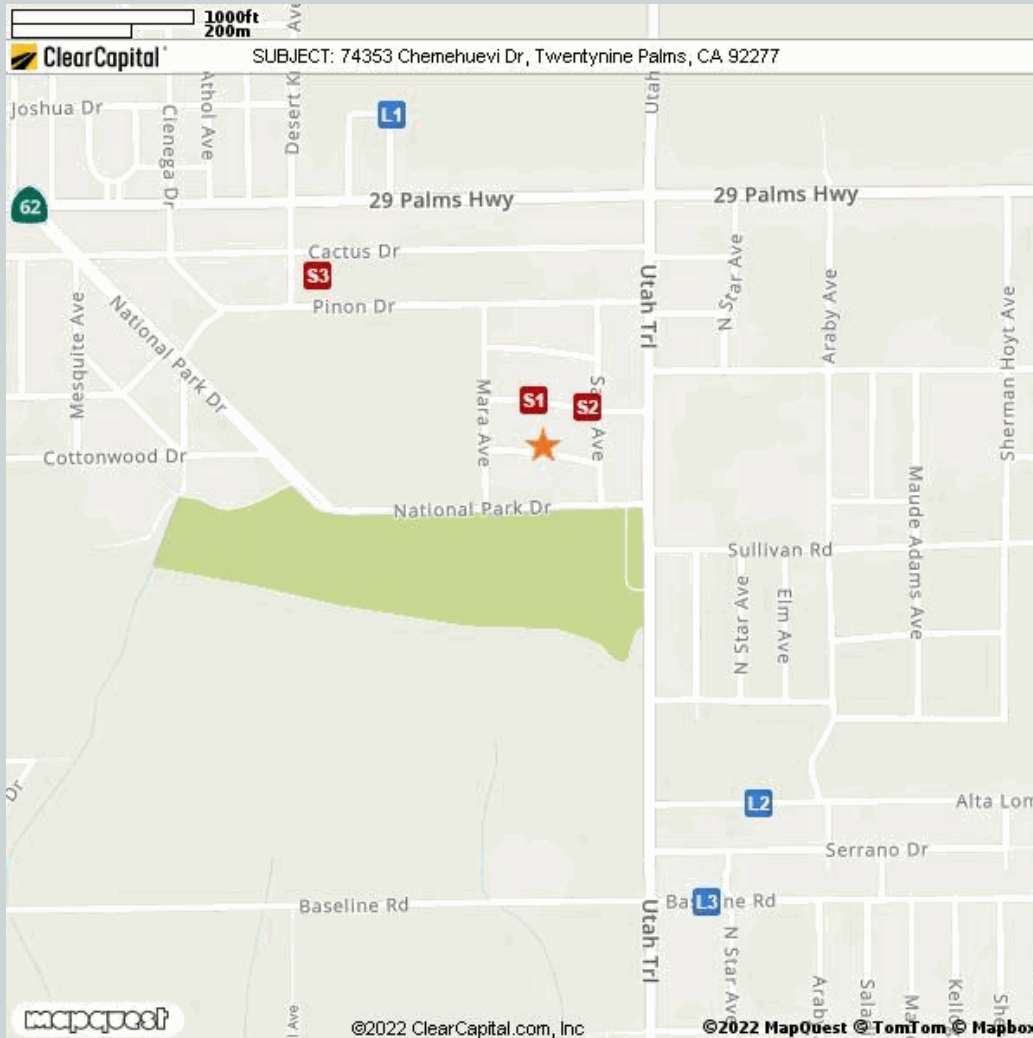
**Address** ★ 74353 Chemehuevi Drive, Twentynine Palms, CALIFORNIA 92277

**Loan Number** 46650

**Suggested List** \$260,000

**Suggested Repaired** \$260,000

**Sale** \$260,000



| Comparable | Address  | Miles to Subject        | Mapping Accuracy |
|------------|--|-------------------------|------------------|
| ★ Subject  | 74353 Chemehuevi Drive, Twentynine Palms, California 92277 | --                      | Parcel Match     |
| L1         | 6420 Marine Ave, Twentynine Palms, CA 92277                | 0.52 Miles <sup>1</sup> | Parcel Match     |
| L2         | 74605 Alta Loma Dr, Twentynine Palms, CA 92277             | 0.59 Miles <sup>1</sup> | Parcel Match     |
| L3         | 74545 Baseline Rd, Twentynine Palms, CA 92277              | 0.68 Miles <sup>1</sup> | Parcel Match     |
| S1         | 74355 Cottonwood Dr, Twentynine Palms, CA 92277            | 0.07 Miles <sup>1</sup> | Parcel Match     |
| S2         | 74415 Cottonwood Dr, Twentynine Palms, CA 92277            | 0.10 Miles <sup>1</sup> | Parcel Match     |
| S3         | 6595 Desert Knoll Ave, Twentynine Palms, CA 92277          | 0.40 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>                | Sandra Claus | <b>Company/Brokerage</b> | Sandra Claus                            |
| <b>License No</b>                 | 01464520     | <b>Address</b>           | 2626 Marks Rd TWENTYNINE PALMS CA 92277 |
| <b>License Expiration</b>         | 09/13/2023   | <b>License State</b>     | CA                                      |
| <b>Phone</b>                      | 9518233393   | <b>Email</b>             | sandralclaus@gmail.com                  |
| <b>Broker Distance to Subject</b> | 9.70 miles   | <b>Date Signed</b>       | 07/07/2022                              |

*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.**