

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>         | 1656 N Pacific Avenue, Fresno, CA 93705 | <b>Order ID</b>       | 8224264    | <b>Property ID</b> | 32790176 |
| <b>Inspection Date</b> | 05/24/2022                              | <b>Date of Report</b> | 05/24/2022 |                    |          |
| <b>Loan Number</b>     | 49883                                   | <b>APN</b>            | 444-253-13 |                    |          |
| <b>Borrower Name</b>   | Breckenridge Property Fund 2016, LLC    | <b>County</b>         | Fresno     |                    |          |

|                          |               |                      |       |  |  |
|--------------------------|---------------|----------------------|-------|--|--|
| <b>Tracking IDs</b>      |               |                      |       |  |  |
| <b>Order Tracking ID</b> | 05.23.22_BPO1 | <b>Tracking ID 1</b> | 49883 |  |  |
| <b>Tracking ID 2</b>     | --            | <b>Tracking ID 3</b> | --    |  |  |

### General Conditions

|                                       |                                       |                           |   |
|---------------------------------------|---------------------------------------|---------------------------|---|
| <b>Owner</b>                          | Benavides Ralph Lara Benavides Dallas | <b>Condition Comments</b> | Single story, stucco exterior, detached one car garage, composition roof, fireplace, shade trees in front, yard shows signs of deferred maintenance. Subdivision-St Agnes Heights |
| <b>R. E. Taxes</b>                    | \$3,761                               |                           |   |
| <b>Assessed Value</b>                 | \$90,502                              |                           |   |
| <b>Zoning Classification</b>          | RS5                                   |                           |   |
| <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> | \$1,000                               |                           |   |
| <b>Estimated Interior Repair Cost</b> | \$0                                   |                           |   |
| <b>Total Estimated Repair</b>         | \$1,000                               |                           |   |
| <b>HOA</b>                            | No                                    |                           |   |
| <b>Visible From Street</b>            | Visible                               |                           |   |
| <b>Road Type</b>                      | Public                                |                           |   |

### Neighborhood & Market Data

|  |  |                              |   |
|--|--|------------------------------|---|
| <b>Location Type</b>                     | Suburban                               | <b>Neighborhood Comments</b> | Subject is near businesses, school, Highway 99, railroad tracks; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of different styles and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4-mile radius there is 1 active(s), 1 pending and 12 sold comps and in the last year there are 24 homes that sold. There is no short sales and 1 foreclosure in area. There are no search parameters used in s... |
| <b>Local Economy</b>                     | Stable                                 |                              |   |
| <b>Sales Prices in this Neighborhood</b> | Low: \$239,800<br>High: \$270,000      |                              |   |
| <b>Market for this type of property</b>  | Remained Stable for the past 6 months. |                              |   |
| <b>Normal Marketing Days</b>             | <30                                    |                              |   |

## Neighborhood Comments

Subject is near businesses, school, Highway 99, railroad tracks; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of different styles and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4-mile radius there is 1 active(s), 1 pending and 12 sold comps and in the last year there are 24 homes that sold. There is no short sales and 1 foreclosure in area. There are no search parameters used in search.

### Current Listings

|                               | Subject               | Listing 1             | Listing 2             | Listing 3 *           |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 1656 N Pacific Avenue | 1626 W University Ave | 1810 N West Ave       | 1525 N Geraldine Way  |
| <b>City, State</b>            | Fresno, CA            | Fresno, CA            | Fresno, CA            | Fresno, CA            |
| <b>Zip Code</b>               | 93705                 | 93705                 | 93705                 | 93728                 |
| <b>Datasource</b>             | Tax Records           | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.54 <sup>1</sup>     | 0.32 <sup>1</sup>     | 0.29 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | \$                    | \$245,000             | \$265,000             | \$249,000             |
| <b>List Price \$</b>          | --                    | \$245,000             | \$265,000             | \$234,000             |
| <b>Original List Date</b>     |                       | 04/14/2022            | 05/06/2022            | 05/16/2022            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 9 · 40                | 8 · 18                | 8 · 8                 |
| <b>Age (# of years)</b>       | 75                    | 71                    | 69                    | 73                    |
| <b>Condition</b>              | Average               | Average               | Good                  | 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>        | 1,065                 | 1,201                 | 1,162                 | 1,050                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 2 · 1                 | 3 · 1                 | 2 · 1                 | 3 · 1                 |
| <b>Total Room #</b>           | 4                     | 5                     | 4                     | 5                     |
| <b>Garage (Style/Stalls)</b>  | Detached 1 Car        | Detached 2 Car(s)     | Attached 2 Car(s)     | Carport 1 Car         |
| <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            |
| <b>Lot Size</b>               | .18 acres             | 0.22 acres            | 0.19 acres            | 0.17 acres            |
| <b>Other</b>                  | NA                    | MLS#576088            | MLS#577855            | MLS#578023            |

\* 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** This 3 bedroom 1 bath home has original oak flooring, indoor laundry room, full bathtub with shower and large front room with a detached 2 car garage. Don't miss your opportunity to own a home you can make your own. Located just west of the Tower District and easy access to highway. Call your Realtor today for a showing, before it is off the market.
- Listing 2** Two bedroom home in the Fresno High School Attendance Area - The home has been recently spruced up with: new interior and exterior paint; new flooring and baseboards; new counter tops and kitchen sink; new window coverings; new counter top, tile and bathtub has been resurfaced. The home features a two car attached garage and laundry hookup. It sits on a nice sized corner lot (8,448 square foot lot according to the tax records) and is in close proximity to schools (Fremont Elementary School and Fresno High School), parks (Roeding Park and Chaffee Zoo) and Freeway 99. Call today to schedule your private showing
- Listing 3** Located near the tower district is this awesome investment opportunity. This home offers lots of potential to the right visionary. The backyard includes a pool and also has ample space ready to be transformed.

### Recent Sales

|                               | Subject               | Sold 1                | Sold 2                | Sold 3 *              |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 1656 N Pacific Avenue | 1520 N Durant Way     | 804 W Vassar Ave      | 1334 W Weldon Ave     |
| <b>City, State</b>            | Fresno, CA            | Fresno, CA            | Fresno, CA            | Fresno, CA            |
| <b>Zip Code</b>               | 93705                 | 93728                 | 93705                 | 93705                 |
| <b>Datasource</b>             | Tax Records           | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.21 <sup>1</sup>     | 0.38 <sup>1</sup>     | 0.42 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | --                    | \$260,000             | \$254,900             | \$220,000             |
| <b>List Price \$</b>          | --                    | \$252,500             | \$254,900             | \$220,000             |
| <b>Sale Price \$</b>          | --                    | \$253,000             | \$270,000             | \$245,500             |
| <b>Type of Financing</b>      | --                    | Fha                   | Conv                  | Conv                  |
| <b>Date of Sale</b>           | --                    | 12/01/2021            | 12/09/2021            | 12/15/2021            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 36 · 96               | 22 · 65               | 8 · 59                |
| <b>Age (# of years)</b>       | 75                    | 72                    | 71                    | 72                    |
| <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>        | 1,065                 | 1,030                 | 1,096                 | 895                   |
| <b>Bdrm · Bths · ½ Bths</b>   | 2 · 1                 | 2 · 1                 | 3 · 1                 | 2 · 1                 |
| <b>Total Room #</b>           | 4                     | 4                     | 5                     | 4                     |
| <b>Garage (Style/Stalls)</b>  | Detached 1 Car        | Attached 1 Car        | Attached 2 Car(s)     | Attached 1 Car        |
| <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>               | .18 acres             | 0.14 acres            | 0.18 acres            | 0.16 acres            |
| <b>Other</b>                  | NA                    | MLS#564928            | MLS#567679            | MLS#568131            |
| <b>Net Adjustment</b>         | --                    | -\$13,550             | -\$12,530             | +\$4,100              |
| <b>Adjusted Price</b>         | --                    | \$239,450             | \$257,470             | \$249,600             |

\* 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** A must see in this remodeled cozy 2 bedroom and 1 bath home. This home is centrally located in an established neighborhood. Upon entrance you will notice how inviting the concept of the home is. The home has laminate floors, neutral-toned color walls, updated kitchen counters and remodeled bathroom. This is perfect place to call yours. This home is also a short distance to schools, parks, shopping, entertainment, restaurants and freeways. Do not miss out on this one. Add to the MUST SEE LIST. (-) \$15k updates, \$1200 age, (-) \$1050 sf and \$1600 lot
- Sold 2** Here is a great 4 bedroom, 1 bath home that would be ideal for a starter home or investment property. The property has been well cared for and features hardwood floors throughout, large family room, dual pane windows and has potential RV parking. The exterior has recently been painted. The home is situated close to the freeway and shopping. Call to setup an appointment today. The garage has been converted to an studio with 1 bedroom, small kitchen and family room; With out permits. We have an FHA appraisal at \$270,000. Per tax records home is a 3 bedrooms, 1 bath. (-) \$1600 age, \$5k bed, \$930 sf, \$5k garage
- Sold 3** Well maintained home with newer composition roof, dual pane windows, and central heating and cooling. Oversized lot with a large backyard space. Well laid out floor plan with living room, open kitchen and two bedrooms. This will not last long, don't miss your opportunity! (-) \$3k seller concessions, (+) \$1200 age, \$5100 sf, \$800 lot

## Subject Sales & Listing History

|  |                            |                        |                         |                                      |                    |                     |               |
|--|----------------------------|------------------------|-------------------------|--------------------------------------|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        |                         | <b>Listing History Comments</b>      |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        |                         | Subject was listed and recently sold |                    |                     |               |
| <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>            | 1                          |                        |                         |                                      |                    |                     |               |
| <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> |
| 05/02/2022   | \$220,000                  | --                     | --                      | Sold                                 | 05/19/2022         | \$216,000           | MLS           |

## Marketing Strategy

|  |                    |                       |
|--|--------------------|-----------------------|
|  | <b>As Is Price</b> | <b>Repaired Price</b> |
| <b>Suggested List Price</b>  | \$248,600          | \$249,600             |
| <b>Sales Price</b>   | \$248,600          | \$249,600             |
| <b>30 Day Price</b>  | \$239,500          | --                    |
| <b>Comments Regarding Pricing Strategy</b>   |                    |                       |
| <p>Search parameters used for comps, Fresno MLS, sold date 11/24/21 or sooner, no short sales or foreclosures, SFR, 1 story, square foot 865-1300, 1937-1957 in age, within ¼ mile radius there is 5 comp (s), all comps within ¼ mile radius are updated, within ½ mile radius there is 19 comps, there is 1 active, 2 pending (both updated) and 16 sold comps, there is a lot of updated homes in area there is 1 sold comp used that is updated and will be adjusted in comments, extended radius used due to shortage of active/pending comps, extended radius one mile due to shortage of similar condition active/pending comps. Subject home is assumed to be in average condition. This a drive by exterior only. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot, style, and GLA. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster. Within 1/4-mile radius of subject the following comps are not used in report due to either inferior / superior condition; 1554 N Teilman Ave, sold 11/29/21 for \$245k (updated w/pool), 1520 W Durant Way, sold 12/1/21 for \$253k (updated), 1537 N Carruth ave, sold 11/30/21 for \$259k (updated), 1560 N Durant Way sold 2/3/22 for \$279,900 (some updates), 1534 N Fruit ave sold 1/6/22 for \$300k (updated) Subject sold for less than what my suggested list price for homes in average condition, there is no comps to support subject sold price within 1/2 - 1 mile radius.</p> |                    |                       |

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

## Subject Photos



Other



Other

## Listing Photos

**L1** 1626 W University Ave  
Fresno, CA 93705



Front

**L2** 1810 N West Ave  
Fresno, CA 93705



Front

**L3** 1525 N Geraldine Way  
Fresno, CA 93728



Front

## Sales Photos

**S1** 1520 N Durant Way  
Fresno, CA 93728



Front

**S2** 804 W Vassar Ave  
Fresno, CA 93705



Front

**S3** 1334 W Weldon Ave  
Fresno, CA 93705



Front

### ClearMaps Addendum

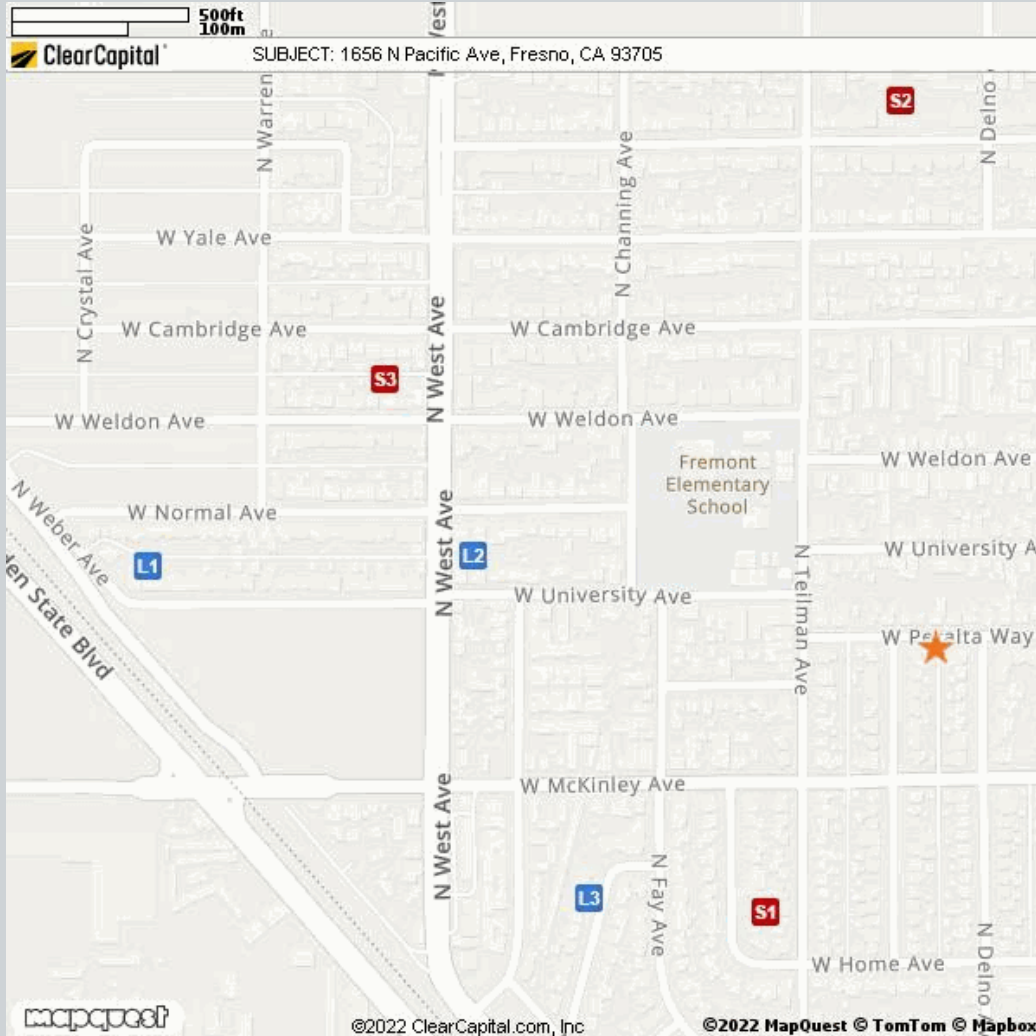
**Address** ★ 1656 N Pacific Avenue, Fresno, CA 93705

**Loan Number** 49883

**Suggested List** \$248,600

**Suggested Repaired** \$249,600

**Sale** \$248,600



| Comparable   | Address                                 | Miles to Subject        | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject    | 1656 N Pacific Avenue, Fresno, CA 93705 | --                      | Parcel Match     |
| L1 Listing 1 | 1626 W University Ave, Fresno, CA 93705 | 0.54 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 1810 N West Ave, Fresno, CA 93705       | 0.32 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 1525 N Geraldine Way, Fresno, CA 93728  | 0.29 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 1520 N Durant Way, Fresno, CA 93728     | 0.21 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 804 W Vassar Ave, Fresno, CA 93705      | 0.38 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 1334 W Weldon Ave, Fresno, CA 93705     | 0.42 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.

## Report Instructions - cont.

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.

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>                | Dannielle Carnero | <b>Company/Brokerage</b> | HomeSmart PV and Associates             |
| <b>License No</b>                 | 01507071          | <b>Address</b>           | 362 S. Sierra Vista ave Fresno CA 93702 |
| <b>License Expiration</b>         | 06/15/2025        | <b>License State</b>     | CA                                      |
| <b>Phone</b>                      | 5598362601        | <b>Email</b>             | danniellecarnero@gmail.com              |
| <b>Broker Distance to Subject</b> | 4.73 miles        | <b>Date Signed</b>       | 05/24/2022                              |

*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.**