

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>	2844 W Rowland Circle, Anaheim, CA 92804	<b>Order ID</b>	9205971	<b>Property ID</b>	35173825
<b>Inspection Date</b>	03/11/2024	<b>Date of Report</b>	03/12/2024		
<b>Loan Number</b>	54507	<b>APN</b>	126-082-08		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Orange		

**Tracking IDs**

<b>Order Tracking ID</b>	3.8_CitiBPO_update_2	<b>Tracking ID 1</b>	3.8_CitiBPO_update_2
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Redwood Holdings Llc	<b>Condition Comments</b> According to the current MLS listing, the subject is upgraded and in good condition. No repairs were noted during the inspection.
<b>R. E. Taxes</b>	\$9,478	
<b>Assessed Value</b>	\$846,600	
<b>Zoning Classification</b>	sfr	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (supra lock)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<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>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Stable supply and demand. No REO/ Shortsales noted. The home prices have been stable
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$600,000 High: \$1,277,500	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	2844 W Rowland Circle	210 S Topo St	1430 S Rustic Ln	801 Lincoln Glen Dr
<b>City, State</b>	Anaheim, CA	Anaheim, CA	Anaheim, CA	Buena Park, CA
<b>Zip Code</b>	92804	92804	92804	90620
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.10 <sup>1</sup>	1.29 <sup>1</sup>	1.61 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$925,000	\$1,200,000	\$1,000,000
<b>List Price \$</b>	--	\$925,000	\$1,100,000	\$1,045,000
<b>Original List Date</b>		02/22/2024	10/30/2023	10/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	19 · 19	99 · 134	127 · 154
<b>Age (# of years)</b>	67	68	68	15
<b>Condition</b>	Good	Good	Good	Good
<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	2 Stories colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,813	1,998	2,062	1,826
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	4 · 3	6 · 2	4 · 2 · 1
<b>Total Room #</b>	7	8	9	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.15 acres	0.19 acres	0.09 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** Welcome to your dream home in the heart of Anaheim! This exceptional mid-century gem boasts unparalleled charm and timeless appeal. Situated on a peaceful cul-de-sac, this single-level, single-family residence offers 4 bedrooms, 3 baths, and 2 spacious living rooms, providing ample space for relaxation and entertainment. As you step through the inviting terrazo tile entrance, you'll be greeted by an abundance of natural light cascading through the double paned windows. Recently refreshed with a fresh coat of paint and new flooring throughout, the home exudes a sense of modern elegance while maintaining its original character. The generously sized bedrooms offer comfort and tranquility, while the master suite provides a private retreat with its own ensuite bath. Venture outside to discover the expansive backyard oasis, ideal for entertaining and relaxation. Enjoy gatherings on the sizable lawn and patio area, surrounded by a lush garden filled with fragrant roses and featuring an impressive avocado tree. Additional features include 2 car-garage and driveway, walk in kitchen pantry, laundry room, vaulted wood beam ceilings, cozy fireplace and custom mid-century door. Conveniently located near the 5 freeway, this home offers easy access to explore all that Anaheim has to offer, from world-class entertainment at Disneyland to the vibrant dining and shopping destinations in the surrounding area. With its ideal blend of comfort, style, and location, this one-of-a-kind residence presents a rare opportunity to experience the quintessential Anaheim lifestyle. Don't miss your chance to make this home your own!
- Listing 2** EXCEPTIONAL UNIQUE ONE STORY, SIX BEDROOM Dream Home, located in the highly sought after West Anaheim neighborhood! Large lot & even better location on a 'private' cul-de-sac St. Perfect for your large family! 6-SIX BEDROOM home could easily be 7-SEVEN BEDROOM home, separate 308sf game rm, 3 separate patios for those private moments & all your outdoor gatherings-special occasions. Home offers several desirable features: Newer Roof, Freshly Painted, Central Heating & Cooling, Remodeled-Upgraded Kitchen complete with newer cabinetry, granite counter tops, back splash, Interior Laundry Hookups, Premier Vinyl Flooring, Bedrooms with Hardwood Flooring, Dual Pane Windows, Copper Plumbing. Artificial Grass, Storage Sheds & more! . Home is located close to all the major amusement parks, Disneyland, Knott's Berry Farm, Anaheim Stadium, Supermarkets, Restaurants, Shopping Malls, Freeways, & transportation. providing an excellent location!
- Listing 3** This beautiful 4-bed, 2.5-bath home located on a cul-de-sac in a gated community is exactly what you have been searching for! Once you step inside you are welcomed by Luxury Vinyl Plank Flooring, High Ceilings, and a Highly Sought after Floorplan with an Open Concept. The Great Room starts with the kitchen as its focal point with its Granite Counters, Stainless Steel Appliances, Recessed LED Lighting, reverse osmosis drinking water filtration system, large pantry closets, and Center Island that overlooks the family room, dining area and sliding glass door to the patio. Also downstairs is a half bath and Direct Garage Access. The garage has an abundance of wall mounted cabinets and epoxy flooring. The Large Backyard is serene and beautiful, with homegrown vegetables, herbs, and tropical fruit trees as well as being perfect for entertaining with its trellis patio cover, string lights and sail shades all fully enclosed by block wall and vinyl fencing. The upstairs is bright and airy and has Luxury Vinyl Plank Flooring and Upgraded Baseboards throughout along with a Bonus loft with an Office/Tech Center and a Laundry Room with sink and cabinets. The primary bedroom boasts High Coffered Ceilings with Recessed LED Lighting and a Ceiling Fan which leads to the En-Suite Bathroom with Soaking Tub, shower, Dual Sinks, and two large Walk-in Closets. All 3 upstairs bedrooms are well sized and have LED recessed lighting and ceiling fans. The Hall bath features Dual Sinks and a privacy door to the shower and toilet area. To help you save money on your electricity, this home has Energy Efficient Dual Pane Windows, modern architecture & insulation, LED Lighting with dimmable switches, & FULLY PAID SOLAR PANELS! TO TOP IT OFF ALL FURNISHINGS AND APPLIANCES WILL BE INCLUDED! All upgrades were professionally done for the current owner while he lived there. This is not some quick flip and we are sure you will appreciate the attention to detail in your new home! The HOA takes care of the front yard landscaping & gate as an added benefit there is ample additional street parking. The home is centrally located & is minutes from major freeways, Cypress College, Knott's, Disneyland, & a variety of grocery stores, banks, restaurants, bars, and schools. The home is also close to parks, playgrounds, & other amenities as well as being located in a great school district. If you are looking for a beautiful, well-maintained home in a great location call today to schedule a viewing!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	2844 W Rowland Circle	2848 W Keys Ln	3051 W Glen Holly Dr W	3108 W Graciosa Ln,
<b>City, State</b>	Anaheim, CA	Anaheim, CA	Anaheim, CA	Anaheim, CA
<b>Zip Code</b>	92804	92804	92804	92804
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.27 <sup>1</sup>	0.73 <sup>1</sup>	0.70 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$925,000	\$899,000	\$925,000
<b>List Price \$</b>	--	\$925,000	\$899,000	\$925,000
<b>Sale Price \$</b>	--	\$950,000	\$965,000	\$925,000
<b>Type of Financing</b>	--	Cash	Cash	Cash
<b>Date of Sale</b>	--	01/26/2024	07/20/2023	03/21/2023
<b>DOM · Cumulative DOM</b>	-- · --	4 · 21	4 · 22	26 · 39
<b>Age (# of years)</b>	67	66	59	68
<b>Condition</b>	Good	Good	Good	Good
<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>	1,813	1,570	1,869	1,773
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	Pool - Yes	--	--
<b>Lot Size</b>	0.17 acres	0.17 acres	0.17 acres	0.17 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$950,000	\$965,000	\$925,000

\* 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** Welcome to 2848 W Keys Lane, Anaheim - a stunning 3-bedroom, 2-bath pool home that seamlessly combines modern elegance with comfortable living. Boasting a spacious 1,570 sq ft interior on a 7,725 sq ft lot, this residence is a perfect blend of style and functionality. Upon entering, you'll be captivated by the remodeled kitchen, featuring white shaker cabinets with pullout drawers, a lazy Susan, and soft-close mechanisms. Stainless steel appliances complement the quartz countertops, creating a sleek and sophisticated atmosphere. The kitchen also boasts a convenient breakfast bar and recessed lighting, with a charming breakfast nook for casual dining. The adjacent dining room is generously sized and well-lit with canned lighting, providing an ideal space for gatherings. A separate oversized family room with a fireplace adds a cozy touch to this inviting home. The primary bedroom offers comfort and style, featuring mirrored wardrobe doors, a ceiling fan, and an attached remodeled primary bath with a jacuzzi tub and separate shower. The two secondary bedrooms are equipped with ceiling fans and mirrored wardrobe doors. The remodeled hall bath showcases new tile flooring and elegant white cabinetry. Luxury vinyl flooring and plantation shutters throughout the home add a touch of luxury and create a cohesive design. The backyard is a true oasis, featuring a recently replastered pool, an above-ground jacuzzi, patio decking, a lush grass area, and block wall fencing. A storage shed provides additional convenience. The 2-car garage is oversized and includes a drive-through door to the backyard, as well as a dedicated laundry area. The property is equipped with an alarm system and a Nest thermostat, ensuring security and energy efficiency. Don't miss the opportunity to make 2848 W Keys Lane your dream home, where modern amenities, thoughtful design, and outdoor relaxation come together in perfect harmony.
- Sold 2** Beautiful Single Family Residence - in a lovely neighborhood. This wonderful home has been tastefully remodeled, updated and maintained throughout. From the moment you walk in, you feel like you are home. This spacious home, has 4 generously sized bedrooms. The master bedroom has it's own en-suite and is separate from the other 3 bedrooms. The living room has a fireplace and access to the backyard, for all those cozy evenings. The kitchen is bright with natural lighting and all nicely remodeled with stunning cabinets and counters. But wait....there is a nice size separate family room with another fireplace that has vaulted ceilings and 2 wonderful beveled glass windows to allow for more natural light! This family room also opens to the backyard - perfect for entertaining family and friends. It also features an in-door laundry room with access to the 2 car garage. This home is located in a great pride of ownership neighborhood, close to schools, shopping and freeway access. Don't miss this opportunity to own this fantastic home in the City of Anaheim!
- Sold 3** They spent months perfecting this home and it's a must see! No expense was spared on the transformation of this 3 bedroom, 2 bathroom charmer. This home is pristine and the many designer touches are highlighted by all the natural light. Whether you have a growing family or love to entertain, this home is perfect! The wide plank flooring throughout the home is not only beautiful, but it is easily maintained. The chef's kitchen has been completely redone with all new shaker cabinets, beautiful quartz counter tops, a stunning tile backsplash, a single-basin stainless sink, an island with seating, and stainless steel appliances. The open concept great room features a floor to ceiling marble fireplace to cozy up to, and the home features new double paned windows and recessed lighting throughout. Both bathrooms feature new vanities, fixtures, and designer Cloe tile in the custom showers. The backyard is spacious as the home sits on a large 7,200 square foot lot complete with brand new sod and irrigation. All of this AND a newer HVAC system and roof. Show your most discerning buyers.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Seven Gables Real Estate	currently listed					
<b>Listing Agent Name</b>	AJ Hoover						
<b>Listing Agent Phone</b>	714-731-3777						
<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>
03/07/2024	\$949,000	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$950,000	\$950,000
<b>Sales Price</b>	\$945,000	\$945,000
<b>30 Day Price</b>	\$935,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subjects value was determined by looking at the price of competing sold comps and list comps like the subject within the subjects competing area. My pricing opinion follows accordingly to what other comparable solds and active listings are going for in the area based upon analyzed data within the past 360 days .</p>		

## Clear Capital Quality Assurance Comments Addendum

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

### Subject Photos



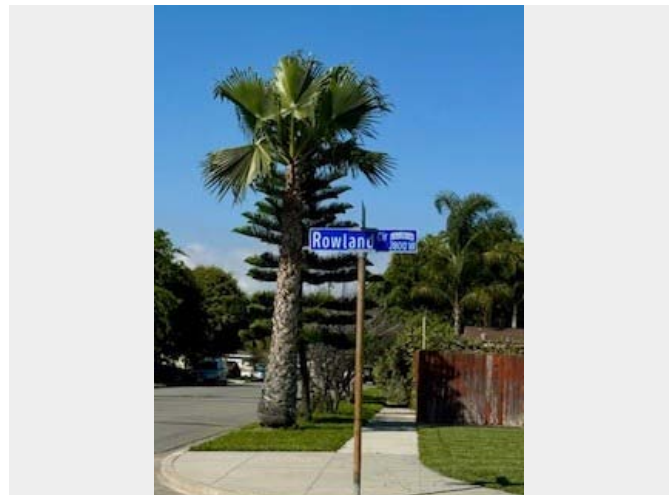
Front



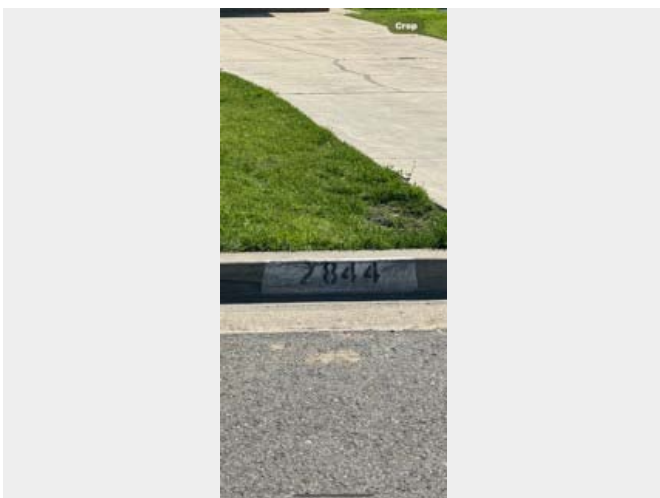
Front



Front



Address Verification



Address Verification



Side

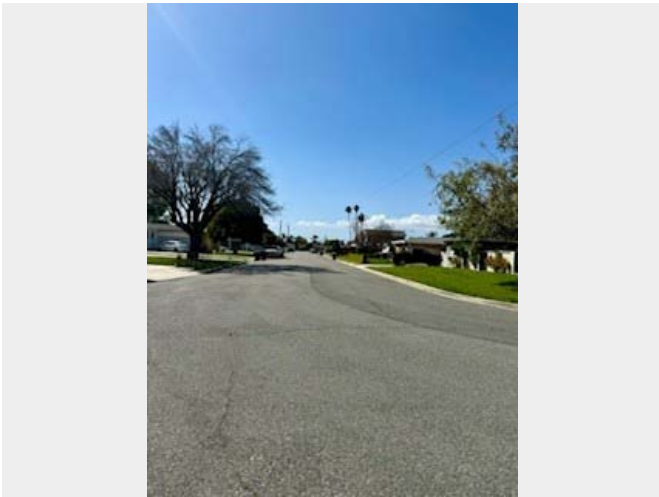
### Subject Photos



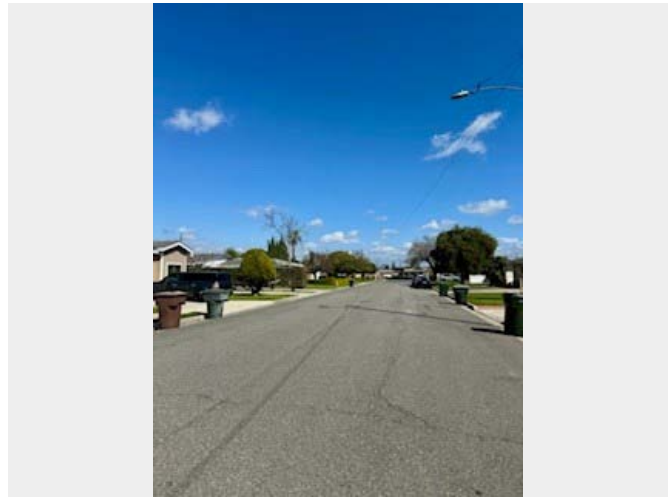
Side



Side



Side



Side



## Listing Photos

**L1** 210 S Topo St  
Anaheim, CA 92804



Front

**L2** 1430 S Rustic Ln  
Anaheim, CA 92804



Front

**L3** 801 Lincoln Glen Dr  
Buena Park, CA 90620



Front

## Sales Photos

**S1** 2848 W Keys Ln  
Anaheim, CA 92804



Front

**S2** 3051 W Glen Holly Dr W  
Anaheim, CA 92804



Front

**S3** 3108 W Graciosa Ln,  
Anaheim, CA 92804



Front

### ClearMaps Addendum

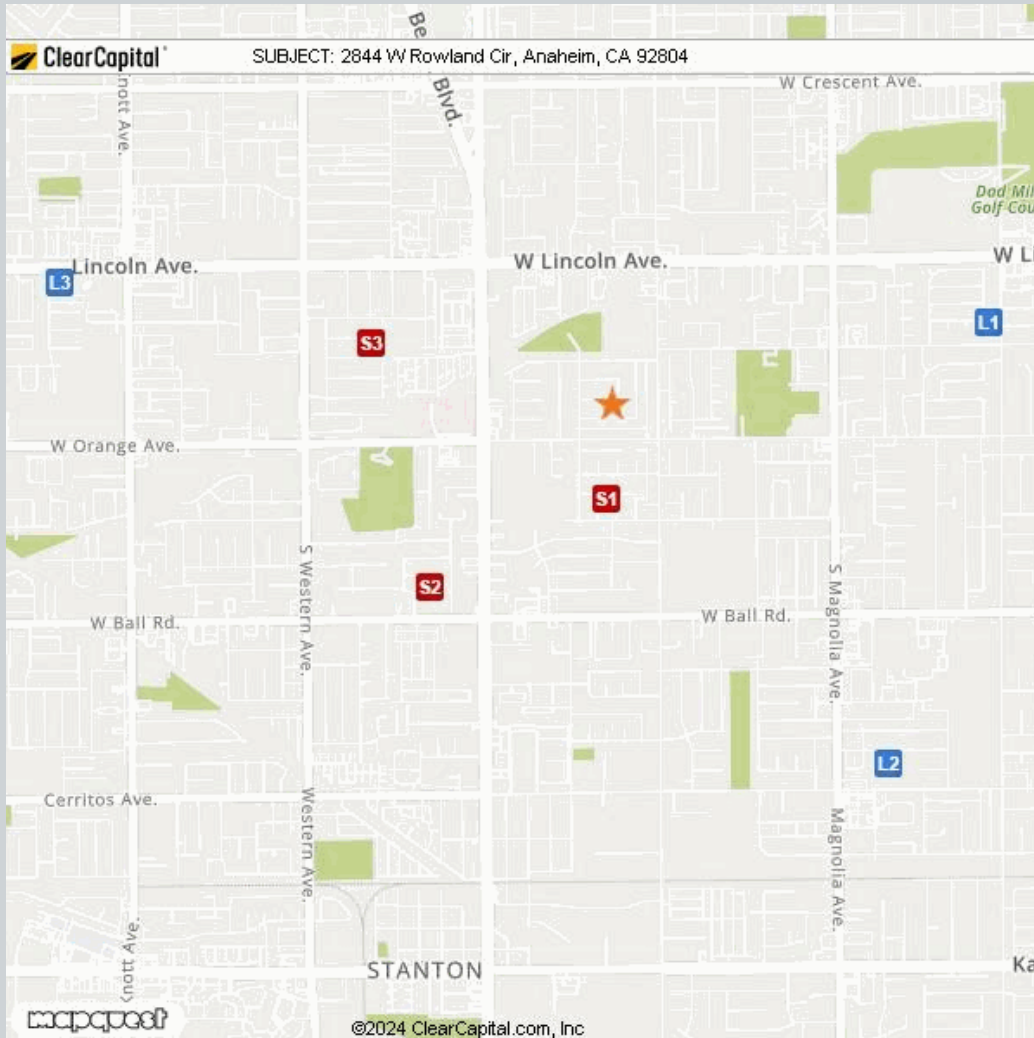
**Address** ★ 2844 W Rowland Circle, Anaheim, CA 92804

**Loan Number** 54507

**Suggested List** \$950,000

**Suggested Repaired** \$950,000

**Sale** \$945,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2844 W Rowland Circle, Anaheim, CA 92804	--	Parcel Match
L1 Listing 1	210 S Topo St, Anaheim, CA 92804	1.10 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1430 S Rustic Ln, Anaheim, CA 92804	1.29 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	801 Lincoln Glen Dr, Buena Park, CA 90620	1.61 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2848 W Keys Ln, Anaheim, CA 92804	0.27 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3051 W Glen Holly Dr W, Anaheim, CA 92804	0.73 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3108 W Graciosa Ln,, Anaheim, CA 92804	0.70 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>	Jennifer Sharon Tukay	<b>Company/Brokerage</b>	Realty One Group
<b>License No</b>	01376082	<b>Address</b>	2300 East Katella Avenue Anaheim CA 92806
<b>License Expiration</b>	10/07/2027	<b>License State</b>	CA
<b>Phone</b>	7145808833	<b>Email</b>	sharontukay@gmail.com
<b>Broker Distance to Subject</b>	6.12 miles	<b>Date Signed</b>	03/12/2024

*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.**