

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>         | 18285 Sumac Avenue, Hesperia, CALIFORNIA 92345 | <b>Order ID</b>       | 8866453          | <b>Property ID</b> | 34477451 |
| <b>Inspection Date</b> | 08/08/2023                                     | <b>Date of Report</b> | 08/08/2023       |                    |          |
| <b>Loan Number</b>     | 54638  | <b>APN</b>            | 0411-334-03-0000 |                    |          |
| <b>Borrower Name</b>   | Breckenridge Property Fund 2016 LLC            | <b>County</b>         | San Bernardino   |                    |          |

**Tracking IDs**

|                          |                      |                      |                      |
|--------------------------|----------------------|----------------------|----------------------|
| <b>Order Tracking ID</b> | 08.07.23 BPO Request | <b>Tracking ID 1</b> | 08.07.23 BPO Request |
| <b>Tracking ID 2</b>     | --                   | <b>Tracking ID 3</b> | --                   |

**General Conditions**

|  |                    |  |  |
|--|--------------------|--|--|
| <b>Owner</b>                                       | Strong, Ronald     | <b>Condition Comments</b>  |  |
| <b>R. E. Taxes</b>                                 | \$1,509            | Subject property is older, smaller SFR in older semi-rural area in the NE quadrant of Hesperia. Appears to be vacant/secured, no vehicles or personal property items noted in yard. Lot is fully fenced, some trees, shrubs, some rockscaped yard areas. Some areas of yard are weedy, messy. Estimate provided for basic yard cleanup. Comp shingle roof appears aged & there appear to be some missing shingles. Would probably not pass a roof inspection. Estimate provided for roof repair, if total replacement is needed cost would be substantially higher. Recent MLS photos show interior to be messy & in need of cosmetic work. Kitchen cabinets painted bright blue. No estimate provided for interior repairs as interior was not inspected. There is some type of shed attachment at side of house. Front porch, rear covered patio. MLS & tax records indicate only 2 BR |  |
| <b>Assessed Value</b>                              | \$130,040          |  |  |
| <b>Zoning Classification</b>                       | R1-one SFR per lot |  |  |
| <b>Property Type</b>                               | SFR                |  |  |
| <b>Occupancy</b>                                   | Vacant             |  |  |
| <b>Secure?</b>                                     | Yes                |  |  |
| (all windows, doors appear intact, closed, locked) |                    |  |  |
| <b>Ownership Type</b>                              | Fee Simple         |  |  |
| <b>Property Condition</b>                          | Average            |  |  |
| <b>Estimated Exterior Repair Cost</b>              | \$3,500            |  |  |
| <b>Estimated Interior Repair Cost</b>              | \$0                |  |  |
| <b>Total Estimated Repair</b>                      | \$3,500            |  |  |
| <b>HOA</b>   | No                 |  |  |
| <b>Visible From Street</b>                         | Visible            |  |  |
| <b>Road Type</b>                                   | Public             |  |  |

**Neighborhood & Market Data**

|  |  |   |  |
|--|--|---|--|
| <b>Location Type</b>                     | Rural                                  | <b>Neighborhood Comments</b>  |  |
| <b>Local Economy</b>                     | Stable                                 | Older semi-rural area in the NE quadrant of Hesperia. Subject location is at the very southern edge of this area. The majority of homes in this area are small to mid sized, single story, mostly built in the 70's-90's. Some older homes from the 50's, 60's as well as some newer & larger homes. Typical lot size in the area can range from .4 to 2 acres or more. The area is zoned for horses, there are some actual horse use properties through out the area. During normal, level markets this area has AVG market demand & activity, resale values compared to other areas. Currently properties in this valu... |  |
| <b>Sales Prices in this Neighborhood</b> | Low: \$239,000<br>High: \$639,000      |   |  |
| <b>Market for this type of property</b>  | Remained Stable for the past 6 months. |   |  |
| <b>Normal Marketing Days</b>             | <90                                    |   |  |

### Neighborhood Comments

Older semi-rural area in the NE quadrant of Hesperia. Subject location is at the very southern edge of this area. The majority of homes in this area are small to mid sized, single story, mostly built in the 70's-90's. Some older homes from the 50's, 60's as well as some newer & larger homes. Typical lot size in the area can range from .4 to 2 acres or more. The area is zoned for horses, there are some actual horse use properties through out the area. During normal, level markets this area has AVG market demand & activity, resale values compared to other areas. Currently properties in this value range have very high marketability, regardless of location & condition.

### Current Listings

|                               | Subject                 | Listing 1               | Listing 2               | Listing 3 *             |
|-------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| <b>Street Address</b>         | 18285 Sumac Avenue      | 8998 Avocado Ave.       | 9225 Harbin Ave.        | 9281 6th Ave.           |
| <b>City, State</b>            | Hesperia, CALIFORNIA    | Hesperia, CA            | Hesperia, CA            | Hesperia, CA            |
| <b>Zip Code</b>               | 92345                   | 92345                   | 92345                   | 92345                   |
| <b>Datasource</b>             | Tax Records             | MLS                     | MLS                     | MLS                     |
| <b>Miles to Subj.</b>         | --                      | 0.60 <sup>1</sup>       | 0.37 <sup>1</sup>       | 2.83 <sup>1</sup>       |
| <b>Property Type</b>          | SFR                     | SFR                     | SFR                     | SFR                     |
| <b>Original List Price \$</b> | \$                      | \$430,000               | \$395,000               | \$360,000               |
| <b>List Price \$</b>          | --                      | \$430,000               | \$395,000               | \$360,000               |
| <b>Original List Date</b>     |                         | 06/29/2023              | 07/14/2023              | 08/07/2023              |
| <b>DOM · Cumulative DOM</b>   | -- · --                 | 40 · 40                 | 25 · 25                 | 1 · 1                   |
| <b>Age (# of years)</b>       | 65                      | 58                      | 58                      | 68                      |
| <b>Condition</b>              | Average                 | Average                 | Average                 | Average                 |
| <b>Sales Type</b>             | --                      | Fair Market Value       | Fair Market Value       | Fair Market Value       |
| <b>Location</b>               | Neutral ; Residential   | Neutral ; Residential   | Neutral ; Residential   | Neutral ; Residential   |
| <b>View</b>                   | Neutral ; Residential   | Neutral ; Residential   | Neutral ; Residential   | Neutral ; Residential   |
| <b>Style/Design</b>           | 1 Story ranch           | 1 Story ranch           | 1 Story ranch           | 1 Story ranch           |
| <b># Units</b>                | 1                       | 1                       | 1                       | 1                       |
| <b>Living Sq. Feet</b>        | 1,402                   | 1,491                   | 1,514                   | 1,272                   |
| <b>Bdrm · Bths · ½ Bths</b>   | 2 · 2                   | 3 · 2                   | 3 · 2                   | 4 · 2                   |
| <b>Total Room #</b>           | 6                       | 6                       | 6                       | 6                       |
| <b>Garage (Style/Stalls)</b>  | Detached 2 Car(s)       | Attached 2 Car(s)       | Attached 2 Car(s)       | Detached 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>               | .59 acres               | .59 acres               | .41 acres               | 1 acres                 |
| <b>Other</b>                  | fence, comp roof, porch | fence, comp roof, porch | fence, comp roof, patio | fence, comp roof, porch |

\* 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** Regular resale in same market area. Newer age, within 7 years of subject age, no adjustment. Larger SF with 3rd BR, similar other features, lot size, garage. Fully fenced & x-fenced lot, many trees, shrubs, no other landscaping but yard areas are cleared & weed free. Circle drive, front porch. No interior updating done but maintained condition. Will need to reduce price to sell on current market.
- Listing 2** Regular resale in same market area. Newer age, within 7 years of subject age, no adjustment. Larger SF with 3rd BR, similar other features, garage. Smaller lot-still typical for the area, adjusted at about \$5000 per acre. Fenced back yard, some trees, shrubs, similar yard condition as subject. Rear covered patio. Many interior features are updated but not a current remodel.
- Listing 3** Regular resale. Search expand to find comps to bracket subject features. Smaller SF with extra BR's, similar age, garage, other features. Larger lot-still typical for the area, adjusted at about \$5000 per acre. Fenced back yard, some rockscaped yard areas, trees, shrubs. Front porch, circle drive. Large storage shed. Many interior features updated but not a current remodel.

### Recent Sales

|                               | Subject                 | Sold 1                  | Sold 2 *                | Sold 3                  |
|-------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| <b>Street Address</b>         | 18285 Sumac Avenue      | 9292 Olema Rd.          | 18440 Wisteria St.      | 17808 Smoke Tree St.    |
| <b>City, State</b>            | Hesperia, CALIFORNIA    | Hesperia, CA            | Hesperia, CA            | Hesperia, CA            |
| <b>Zip Code</b>               | 92345                   | 92345                   | 92345                   | 92345                   |
| <b>Datasource</b>             | Tax Records             | MLS                     | MLS                     | MLS                     |
| <b>Miles to Subj.</b>         | --                      | 0.70 <sup>1</sup>       | 1.93 <sup>1</sup>       | 0.66 <sup>1</sup>       |
| <b>Property Type</b>          | SFR                     | SFR                     | SFR                     | SFR                     |
| <b>Original List Price \$</b> | --                      | \$369,000               | \$358,888               | \$450,000               |
| <b>List Price \$</b>          | --                      | \$389,000               | \$358,888               | \$414,888               |
| <b>Sale Price \$</b>          | --                      | \$380,000               | \$365,000               | \$415,000               |
| <b>Type of Financing</b>      | --                      | Fha                     | Fha                     | Conventional            |
| <b>Date of Sale</b>           | --                      | 06/22/2023              | 04/27/2023              | 07/28/2023              |
| <b>DOM · Cumulative DOM</b>   | -- · --                 | 171 · 353               | 42 · 83                 | 42 · 67                 |
| <b>Age (# of years)</b>       | 65                      | 66                      | 62                      | 61                      |
| <b>Condition</b>              | Average                 | Good                    | Average                 | 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>        | 1,402                   | 1,385                   | 1,376                   | 1,532                   |
| <b>Bdrm · Bths · ½ Bths</b>   | 2 · 2                   | 3 · 2                   | 2 · 2                   | 3 · 2                   |
| <b>Total Room #</b>           | 6                       | 6                       | 5                       | 6                       |
| <b>Garage (Style/Stalls)</b>  | Detached 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>               | .59 acres               | .42 acres               | 1.31 acres              | .42 acres               |
| <b>Other</b>                  | fence, comp roof, porch | fence, comp roof, patio | fence, comp roof, patio | fence, comp roof, patio |
| <b>Net Adjustment</b>         | --                      | -\$6,725                | -\$12,950               | -\$19,350               |
| <b>Adjusted Price</b>         | --                      | \$373,275               | \$352,050               | \$395,650               |

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** Regular resale in same market area. Similar size & age, has 3rd BR. Smaller lot-still typical for the area. Fenced back yard, some trees, shrubs, some rockscaped yard areas. Similar yard condition as subject. Small porch at entry. Rear covered patio with extended concrete. Interior has been remodeld with new paint, flooring, fixtures, updated kitchen & bath features. Adjusted for remodeled condition (-\$7500), 3rd BR (-\$500) & offset by smaller SF (+\$425), smaller lot (+\$850).
- Sold 2** Regular resale in same market area. Smaller SF, similar age, BR count, garage. Larger lot-still typical for the area. Fenced lot, some trees, shrubs. Similar yard condition as subject. Front porch. Many features updated but not a current remodel. Adjusted for concessions paid (-\$10000), larger lot (-\$3600) & offset by smaller SF (+\$650).
- Sold 3** Regular resale in same market area. Larger SF with extra BR, similar other features, garage. Smaller lot-still typical for the area. Fenced & x-fenced lot, land/rockscaped yard areas, some trees, shrubs. Small porch at entry. Small rear covered patio. Remodeled with new paint, flooring, fixtures, updated kitchen & bath features. Adjusted for concessions paid (-\$7500), remodeled condition (-\$7500), superior yard condition (-\$1500), larger SF (-\$3200), 3rd BR (-\$500) & offset by smaller lot (+\$850).

## Subject Sales & Listing History

|  |                            |                        |                         |  |                    |                     |               |
|--|----------------------------|------------------------|-------------------------|--|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        |                         | <b>Listing History Comments</b>  |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        |                         | MLS reports closed sale 8/7/23. LP \$270,000, SP \$285,000. 1 DOM. Cash sale |                    |                     |               |
| <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> |
| 07/25/2023   | \$270,000                  | --                     | --                      | Sold   | 08/07/2023         | \$285,000           | MLS           |

## Marketing Strategy

|   |                    |                       |
|---|--------------------|-----------------------|
|   | <b>As Is Price</b> | <b>Repaired Price</b> |
| <b>Suggested List Price</b>   | \$362,000          | \$368,000             |
| <b>Sales Price</b>  | \$359,000          | \$365,000             |
| <b>30 Day Price</b>   | \$352,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>  |                    |                       |
| <p>Search was expanded to include the whole large semi-rural market area in order to find best comps &amp; to try &amp; bracket subject features, including BR count. Every effort made to find/use comps with as close proximity as possible. It is possible that with this GLA, there may be a room in the house that could be used as 3rd BR but nothing is stated in that regard in recent MLS. In this case search was expanded up to 2 miles to find comps to bracket subject features. Properties in this value range are still in very high demand, regardless of condition &amp; location. Rehabbed properties are still selling at the top of the market. Many sales do involve seller paid concessions-note that all 3 sold comps here had concessions paid.</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



Side



Street

## Listing Photos

**L1** 8998 Avocado Ave.  
Hesperia, CA 92345



Front

**L2** 9225 Harbin Ave.  
Hesperia, CA 92345



Front

**L3** 9281 6th Ave.  
Hesperia, CA 92345



Front

## Sales Photos

**S1** 9292 Olema Rd.  
Hesperia, CA 92345



Front

**S2** 18440 Wisteria St.  
Hesperia, CA 92345



Front

**S3** 17808 Smoke Tree St.  
Hesperia, CA 92345



Front

### ClearMaps Addendum

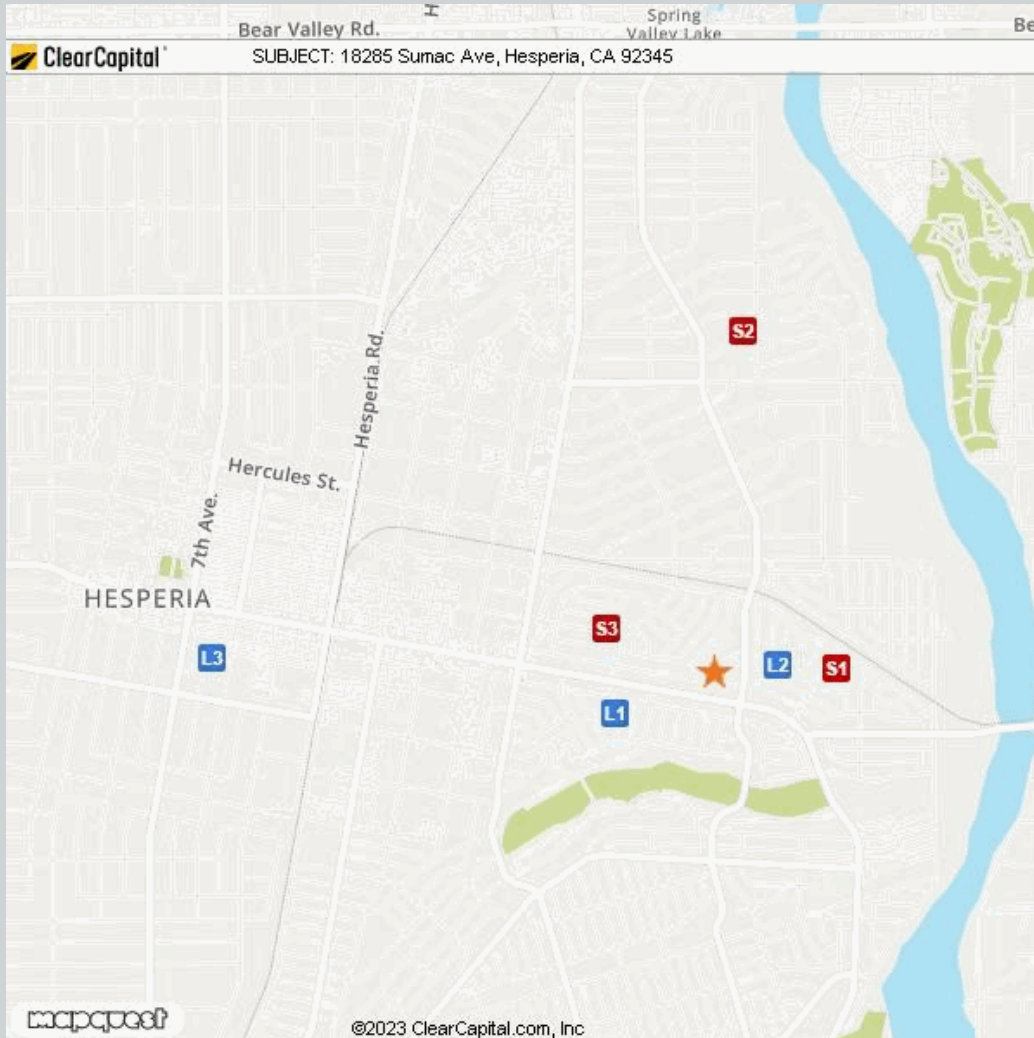
**Address** ★ 18285 Sumac Avenue, Hesperia, CALIFORNIA 92345

**Loan Number** 54638

**Suggested List** \$362,000

**Suggested Repaired** \$368,000

**Sale** \$359,000



| Comparable   | Address  | Miles to Subject        | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject    | 18285 Sumac Avenue, Hesperia, California 92345 | --                      | Parcel Match     |
| L1 Listing 1 | 8998 Avocado Ave., Hesperia, CA 92345          | 0.60 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 9225 Harbin Ave., Hesperia, CA 92345           | 0.37 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 9281 6th Ave., Hesperia, CA 92345              | 2.83 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 9292 Olema Rd., Hesperia, CA 92345             | 0.70 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 18440 Wisteria St., Hesperia, CA 92345         | 1.93 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 17808 Smoke Tree St., Hesperia, CA 92345       | 0.66 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>                | Teri Ann Bragger | <b>Company/Brokerage</b> | First Team Real Estate                  |
| <b>License No</b>                 | 00939550         | <b>Address</b>           | 15545 Bear Valley Rd. Hesperia CA 92345 |
| <b>License Expiration</b>         | 10/09/2026       | <b>License State</b>     | CA                                      |
| <b>Phone</b>                      | 7609000529       | <b>Email</b>             | teribragger@firstteam.com               |
| <b>Broker Distance to Subject</b> | 4.98 miles       | <b>Date Signed</b>       | 08/08/2023                              |

*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.**