

# EXHIBIT 2

**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

30393 Upper Bear Creek Rd  
Evergreen, CO 80439  
Key 12 S9 T5 R71 NW1/4

**FOR:**

Burton Wiand, Receiver  
1181 S. Sumpter Blvd., Suite 312  
North Port, FL 34287

**AS OF:**

09/24/2010

**BY:**

James Westman

# RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: W09241051

Property Address: 30393 Upper Bear Creek Rd	City: Evergreen	State: CO	Zip Code: 80439
County: Jefferson		Legal Description: Key 12 S9 T5 R71 NW1/4	
Tax Year: 2009 R.E. Taxes: \$ 4,602.40 Special Assessments: \$ 0		Assessor's Parcel #: 039120	
Current Owner of Record: Sharon Gae Moody Trust Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing			
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month	
Market Area Name: Upper Bear Creek/Evergreen		Map Reference: 19740	Census Tract: 0098.48

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: The only intended use of this for asset management purposes.			
Intended User(s) (by name or type): The only intended user(s) are Buron Wiand, Receiver			
Client: Burton Wiand, Receiver		Address: 1181 S. Sumpter Blvd., Suite 312, North Port, FL 34287	
Appraiser: James Westman		Address: PO Box 284, Bailey, CO 80421	

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Property values: <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	Demand/supply: <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply	Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Predominant Occupancy</th> <th>One-Unit Housing</th> <th>Present Land Use</th> <th>Change in Land Use</th> </tr> <tr> <td><input checked="" type="checkbox"/> Owner</td> <td>PRICE AGE</td> <td>One-Unit 79%</td> <td><input checked="" type="checkbox"/> Not Likely</td> </tr> <tr> <td><input type="checkbox"/> Tenant</td> <td>\$(000) (yrs)</td> <td>2-4 Unit 5%</td> <td><input type="checkbox"/> Likely * <input type="checkbox"/> In Process *</td> </tr> <tr> <td><input checked="" type="checkbox"/> Vacant (0-5%)</td> <td>50 Low New</td> <td>Multi-Unit 1%</td> <td>* To: _____</td> </tr> <tr> <td><input type="checkbox"/> Vacant (&gt;5%)</td> <td>5,000+ High 135</td> <td>Comm'l 5%</td> <td></td> </tr> <tr> <td></td> <td>430 Pred 26</td> <td>Golf,Unimprv 10%</td> <td></td> </tr> </table>	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use	<input checked="" type="checkbox"/> Owner	PRICE AGE	One-Unit 79%	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Tenant	\$(000) (yrs)	2-4 Unit 5%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	<input checked="" type="checkbox"/> Vacant (0-5%)	50 Low New	Multi-Unit 1%	* To: _____	<input type="checkbox"/> Vacant (>5%)	5,000+ High 135	Comm'l 5%			430 Pred 26	Golf,Unimprv 10%	
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Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject is located in the Upper Bear Creek area of Evergreen. Development in the Evergreen area typically consists of good to custom quality homes of varying style and size. Schools, shopping, and support services are available in central Evergreen and Bergen Park. Highway 74 provides access to I-70 for commuting to metro Denver employment centers. Public transportation routes service the Evergreen area with Park and Ride lots near El Rancho by I-70. Downtown Denver is 30-40 minute commute. The Hiwan Country Club is centrally located. Several open space parks are in the area offering recreational opportunities. No adverse factors are known to influence the area. Historically this area has held good market appeal.																														

Dimensions: See ILC for exact site dimensions and easements of record	Site Area: 2.4 acres
Zoning Classification: MR1	Description: Mountain Residential - One District
Zoning Compliance: <input type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ /	
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	
Actual Use as of Effective Date: Improved single family residential Use as appraised in this report: Improved single family residential	
Summary of Highest & Best Use: The surrounding area is zoned for and developed with single family homes, thus the highest and best use is single family residential.	

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Slopes upward from creek
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Asphalt/Typical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	typical for the area
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	None/typical	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Irregular
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	private well	Sidewalk	None/typical	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	None/typical	<input type="checkbox"/>	<input type="checkbox"/>	View	Bear Creek/Mountains
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)									
FEMA Spec'l Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone A FEMA Map # 08059C0265E FEMA Map Date 6/17/2003									
Site Comments: See attached addenda.									

<b>General Description</b> # of Units 1 <input checked="" type="checkbox"/> Acc.Unit # of Stories One Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> Design (Style) Ranch <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons. Actual Age (Yrs.) 67 Effective Age (Yrs.) 15	<b>Exterior Description</b> Foundation Stone/Concrete Exterior Walls Frame Roof Surface Composition Gutters & Dwnspts. Metal Window Type Double/Single pan Storm/Screens Some/Some	<b>Foundation</b> Slab Partial Craw Space Partial Basement None Sump Pump <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement None noted Infestation None noted	<b>Basement</b> <input checked="" type="checkbox"/> None Area Sq. Ft. _____ % Finished _____ Ceiling _____ Walls _____ Floor _____ Outside Entry _____	<b>Heating</b> Type HWBB Fuel Natural gas  <b>Cooling</b> None/typical Central None Other None
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# RESIDENTIAL APPRAISAL SUMMARY REPORT

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DESCRIPTION OF IMPROVEMENTS (continued)	Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
	Floors Hdw'd, Crpt, Flgst/Good	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # 3	Garage # of cars ( 8 Tot.)
	Walls Drywall/Good	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input checked="" type="checkbox"/>	Woodstove(s) # _____	Attach. _____
	Trim/Finish Painted&StndWd/Gd	Disposal <input checked="" type="checkbox"/>	Scuttle <input type="checkbox"/>	Patio Flagstone _____	Detach. 4
	Bath Floor Tile/Good	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	Deck _____	Blt.-In _____
	Bath Wainscot Tile/Good	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Porch Flagstone _____	Carport _____
	Doors Six-panel/Good	Microwave <input checked="" type="checkbox"/>	Heated <input type="checkbox"/>	Fence _____	Driveway 4+
	Washer/Dryer <input checked="" type="checkbox"/>	Finished <input type="checkbox"/>	Pool _____	Surface Asphalt	

Finished area above grade contains: 8 Rooms 3 Bedrooms 3.5 Bath(s) 3,266 Square Feet of Gross Living Area Above Grade

Additional features: See attached addenda.

Describe the condition of the property (including physical, functional and external obsolescence): On the date of inspection the subject was observed to be well-maintained and in good overall condition. The detached building with the two two-car garage bays and caretaker's unit was not inspected. Therefore an extraordinary assumption is invoked assuming they are in similar condition. The subject is located just off of Upper Bear Creek Rd. External obsolescence was considered, but the running creek serves to mitigate most traffic noise and traffic noise is not heard from within the improvements.

SALES COMPARISON APPROACH TO VALUE (if developed)  The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
		DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Address	30393 Upper Bear Creek Rd Evergreen, CO 80439	31481 Upper Bear Creek Rd. Evergreen, CO 80439		31216 Tanoa Rd. Evergreen, CO 80439		1106 County Road 65 Evergreen, CO 80439	
Proximity to Subject		1.08 miles NW		1.41 miles NW		4.26 miles N	
Sale Price	\$ _____	\$ 845,000		\$ 855,000		\$ 880,000	
Sale Price/GLA	\$ _____ /sq.ft.	\$ 293.71 /sq.ft.		\$ 310.12 /sq.ft.		\$ 385.12 /sq.ft.	
Data Source(s)	Observation	MLS #769308 Days on Mkt: 157		MLS #870572 Days on Mkt: 100		MLS #868283 Days on Mkt: 39	
Verification Source(s)	County records	County records		County records/Ext. Observation		County records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing	None	Cnv @ Mkt: Unkn		Cnv @ Mkt: 47%		Cnv @ Mkt: Unkn	
Concessions	N/A	None		Seller concession	-5,000	None	
Date of Sale/Time	09/24/2010	01/22/10 clsd		08/27/10 clsd		06/14/10 clsd	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Upper Bear Creek	Upper Bear Creek		Tanoa		Soda Creek	
Site	2.4 acres	10.7 acres	No adj.	.79 acres		3 acres	
View	BearCreek/Mtns	Good long views		Open space		Good long views	
Design (Style)	Ranch	2 Story		Ranch		Ranch	
Quality of Construction	Frame/Good	Stucco/Stone/Gd		Frame/Stone/Gd		Frame/Good	
Age	67 yrs/remodeled	14 years		11 years		7 years	
Condition	Good	Good		Good		Very Good	-44,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	8 3 3.5	7 3 3	+5,000	5 2 1.5	+20,000	5 2 1.5	+20,000
Gross Living Area	3,266 sq.ft.	2,877 sq.ft.	+31,100	2,757 sq.ft.	+40,700	2,285 sq.ft.	+78,500
Basement & Finished	Crawl space	1075 sf/walkout	-10,800	2746 sf/walkout	-27,500	1620 sf	-16,200
Rooms Below Grade	N/A	98% finished	-21,100	65% finished	-35,700	100% finished	-32,400
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	GHW/None	GHW/None		GHW/None		PHW/Evap Cooler	
Energy Efficient Items	Double panes	Double panes		Double panes		Double panes	
Garage/Carport	2 car + 2 car	2 car garage	+20,000	3 car garage	+10,000	2 car garage	+20,000
Porch/Patio/Deck	Porch, Patio, Deck	Porch, Decking		Porch, Patio, Deck		Porch, Decking	
Kitchen equipment	Appliances	Appliances		Appliances		Appliances	
Fireplaces/Woodstoves	3 fireplaces	2 fireplaces	+3,500	3 fireplaces		2 fireplaces	+3,500
Outbuildings	Caretaker's		+35,000		+35,000		+35,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 62,700	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 37,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 64,400
Adjusted Sale Price		Net 7.4 %		Net 4.4 %		Net 7.3 %	
of Comparables		Gross 15.0 %	\$ 907,700	Gross 20.3 %	\$ 892,500	Gross 28.4 %	\$ 944,400





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INCOME APPROACH	<b>INCOME APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.		
	Estimated Monthly Market Rent \$ _____	X Gross Rent Multiplier _____	= \$ _____
	Indicated Value by Income Approach _____		
	Summary of Income Approach (including support for market rent and GRM): _____		
	_____		

PUD	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> The Subject is part of a Planned Unit Development.
	Legal Name of Project: _____
	Describe common elements and recreational facilities: _____
	_____
	_____

RECONCILIATION	<b>Indicated Value by:</b> Sales Comparison Approach \$ 910,000    Cost Approach (if developed) \$ _____    Income Approach (if developed) \$ _____
	Final Reconciliation See attached addenda.
	_____
	_____
	_____

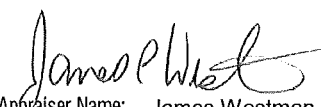
This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed,  subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: Access to the caretaker's living area and garage spaces was not granted. They are assumed in similar condition to the main improvements. The opinion of value may be revised if found otherwise.

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 910,000, as of: 09/24/2010, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS	A true and complete copy of this report contains <u>33</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.
	Attached Exhibits:
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input checked="" type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____
	_____
	_____

Client Contact: Roger Jernigan	Client Name: Burton Wiand, Receiver
E-Mail: Roger@theRWJGroup.com	Address: 1181 S. Sumpter Blvd., Suite 312, North Port, FL 34287

SIGNATURES	<b>APPRAISER</b>   Appraiser Name: James Westman Company: Centennial Appraisal Group, Inc. Phone: (303) 800-4678                      Fax: (303) 816-1729 E-Mail: jim@centennialappraisalgroup.com Date of Report (Signature): September 29, 2010 License or Certification #: 1322533                      State: CO Designation: Certified Residential Appraiser Expiration Date of License or Certification: 12/31/2011 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 09/24/2010	<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>  Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____                      Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____                      State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____
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**Assumptions & Limiting Conditions**

File No.: W09241051

Property Address: 30393 Upper Bear Creek Rd	City: Evergreen	State: CO	Zip Code: 80439
Client: Burton Wiand, Receiver	Address: 1181 S. Sumpter Blvd., Suite 312, North Port, FL 34287		
Appraiser: James Westman	Address: PO Box 284, Bailey, CO 80421		

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS**

— The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

— The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

— If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

— The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

— If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

— The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

— The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

— The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

— If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

— An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

— The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

— An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.



## Definitions & Scope of Work

File No.: W09241051

Property Address: 30393 Upper Bear Creek Rd	City: Evergreen	State: CO	Zip Code: 80439
Client: Burton Wiand, Receiver	Address: 1181 S. Sumpter Blvd., Suite 312, North Port, FL 34287		
Appraiser: James Westman	Address: PO Box 284, Bailey, CO 80421		

### DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

### Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Access to the caretaker's living area and garage spaces was not granted. They are assumed in similar condition to the main improvements. The opinion of value may be revised if found otherwise.

# Certifications

File No.: W09241051

Property Address: 30393 Upper Bear Creek Rd City: Evergreen State: CO Zip Code: 80439  
 Client: Burton Wiand, Receiver Address: 1181 S. Sumpter Blvd., Suite 312, North Port, FL 34287  
 Appraiser: James Westman Address: PO Box 284, Bailey, CO 80421

## APPRAISER'S CERTIFICATION

### I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 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.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

### Additional Certifications:

Client Contact: Roger Jernigan Client Name: Burton Wiand, Receiver  
 E-Mail: Roger@theRWJGroup.com Address: 1181 S. Sumpter Blvd., Suite 312, North Port, FL 34287

## APPRAISER

## SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Appraiser Name: James Westman  
 Company: Centennial Appraisal Group, Inc.  
 Phone: (303) 800-4678 Fax: (303) 816-1729  
 E-Mail: jim@centennialappraisalgroup.com  
 Date Report Signed: September 29, 2010  
 License or Certification #: 1322533 State: CO  
 Designation: Certified Residential Appraiser  
 Expiration Date of License or Certification: 12/31/2011  
 Inspection of Subject:  Interior & Exterior  Exterior Only  None  
 Date of Inspection: 09/24/2010

Supervisory or  
Co-Appraiser Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_  
 Date Report Signed: \_\_\_\_\_  
 License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
 Designation: \_\_\_\_\_  
 Expiration Date of License or Certification: \_\_\_\_\_  
 Inspection of Subject:  Interior & Exterior  Exterior Only  None  
 Date of Inspection: \_\_\_\_\_

SIGNATURES



**Supplemental Addendum**

File No. W09241051

Borrower/Client				
Property Address 30393 Upper Bear Creek Rd				
City	Evergreen	County	Jefferson	State CO Zip Code 80439
Lender	Burton Wiand, Receiver			

This appraisal report includes attachments, exhibits, maps and other addenda that are considered necessary for the client or reader of the report to recognize the scope of work and development of the value opinion. They include important data and analysis that was deemed necessary to provide the client with a creditable value opinion.

Also included for the client is an addendum titled "Clarification of Assumptions, Limiting Conditions, Certifications and Scope of Work". This addendum clarifies and explains the process employed in this appraisal and details what the appraiser did and did not do with regards to this assignment.

It is recommended that the client or any reader review the report in its entirety so as to gain a full awareness of the subject property, its market environment and the basis of the appraisal prior to using the value opinion in a business, investment or underwriting decision.

• **GP Residential : Site Description - Site Comments**

the site fronts a two-way residential street carrying light neighborhood traffic. Bear Creek runs through the property along side Upper Bear Creek Road. The site is typical in the area in terms of size, topography, and zoning. No adverse site factors were observed. Public utility easements are assumed in place. It is assumed that the subject's well operates properly, is located on the subject's site, and provides an adequate supply. Wells are typical in mountain areas and have no adverse affect on the marketability of the subject. This appraiser is not an expert in this field.

• **GP Residential : Description of the Improvements - Additional Features**

extensive flagstone patio, flagstone flooring in the family room, hardwood flooring in the foyer, dining room, kitchen, living room, and study, carpeted bedroom floors, slab granite counters and backsplash in the kitchen, GE Monogram ovens and microwave, Thermador Range, built-in bookcases in the study, double pane windows throughout most of the house with a few remaining single panes w/storms, gas log fireplace in the family room, wood burning fireplace in the living room, corner fireplace in the master bedroom, five-piece master bath with a jetted tub

• **GP Residential : Sales Comparison Approach - Summary of Sales Comparison Approach**

The objective of the Sales Comparison Approach is to formulate an opinion of value based on the recent sales of properties of similar use, size, locational influences and other factors that have an influence on value and makes the most direct use of the Principle of Substitution. This method is most reliable when there is sufficient recent market data of highly similar properties with which to compare the Subject property.

**Comparable Selection**

Utilizing the data sources identified in the Scope of Work, appraiser conducted a retroactive search for sales comparables that best represent the Subject at the date of valuation of this report. Market research first focused on sales in the Upper Bear Creek area of Evergreen. Limited sales data necessitated expansion of the area to find the most similar size and age homes within reasonable distance of the subject as of the effective date of the appraisal. The original portion of the home is was built in 1943 according to county records. Additions and remodeling makes the subject competitive with much newer homes. The following is a summary of the compensating adjustments.

Note: The recent sale at 31514 Upper Bear Creek was considered but not deemed a good comparable sale. The home was reported with 2,400 sq.f t. and sold 09/07/10 for \$461,700. The homes unique round floorplan met with stiff market resistance and its location right off the road between the road and creek was not appealing to many potential purchasers. The 5.16 acre site is larger than average for the area, but the additional acreage was across the creek and rather steep, thus not useable acreage.

Financing of each sale was examined and the seller concessions were deducted from the sales prices where applicable to reflect actual cash to the seller.

Site/View: The subject's creekside setting is considered a premium amenity in the market. Sale one had a much larger site, which serves to offset the subject's amenity. Sale two overlooks open space. Sale three has a similar size site with superior long mountain views.

Condition: The effective age of the subject is much younger than the date of the original construction. The subject's extensive remodeling makes it competitive with newer homes in the market. Sale three is a much newer and thus adjusted downward approximately five percent.

Gross Living Area: The differences in gross living area were adjusted at the rate of \$80 per square foot.

The basement areas were adjusted at the rate of \$10 per square foot and an additional \$20 per square foot for the finished portions.

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Garage spaces were adjusted at the rate of \$10,000 per space.

Additional adjustments are estimates of market reaction to the indicated amenities. The subject has a detached outbuilding with two two-car garages and caretaker's living space. The garage spaces were accounted for in the grid. It is always best to include sales with similar amenities, however in this case, there were no recent sales of homes with a similar amenity within reasonable distance of the subject.

• **GP Residential : Reconciliation - Final Reconciliation**

Most consideration has been given to the sales comparison approach as this method illustrates best the current value of the subject. The Income approach was not used due to lack of sufficient rental data to develop a reliable GRM in this predominately owner-occupied neighborhood. Completion of the cost approach was considered but not deemed necessary towards producing a credible appraisal report.

In the final reconciliation sales one, two, and three were given most consideration since they were the most recent sales. Sale four was included for additional information as a relatively older home in remodeled condition. Additionally, the listing agent indicated the seller was very motivated and there may have been extenuating circumstances involved as its prior sale was 09/08/05 for \$962,500. The opinion of value is slightly higher than the sales prices of each of the comparable sales and it is optimal to bracket with sales. In this case, with limited sales data, the comparable sales did not bracket the final opinion of value.

Additional Comments:

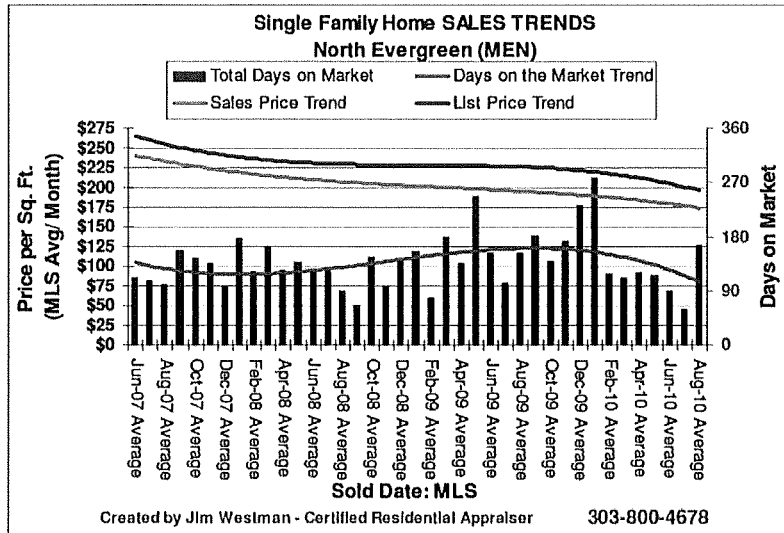
The appraiser is not a home or environmental inspector. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. Mold may be present in areas the appraiser cannot see. A professional home inspection or environmental inspection is recommended.

### Market Conditions - Page 1

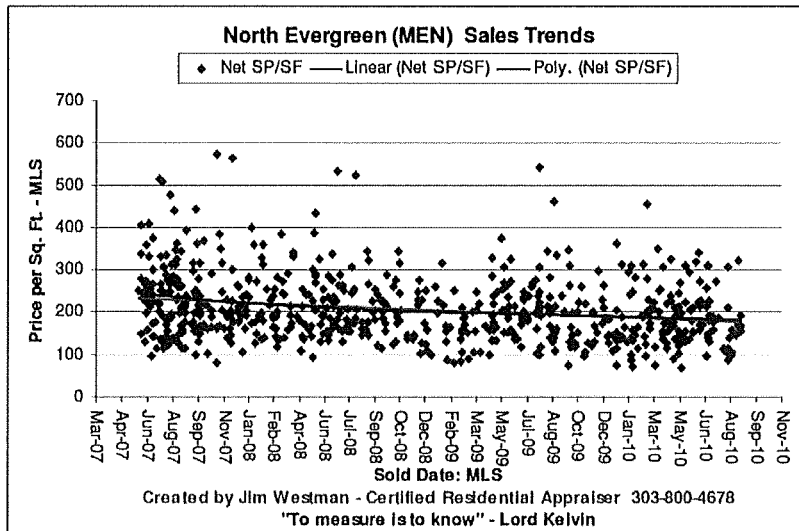
The following graphs and commentary are intended give the reader insight into the residential real estate market trends in the area in terms of list and sales price trends, average marketing times, and supply and demand trends

**How to read the graph:**

Blue vertical bars represent the average number of days on the market for the sales each month. The average days on the market trend is represented by a red line on the right axis. The sales and list price trends began expanding in late summer of 2008 as the credit market deteriorated and sellers began accepting greater discounts off the list prices. Both trend lines are clearly declining. The average number of days on the market is between 90 and 180 days in most months.

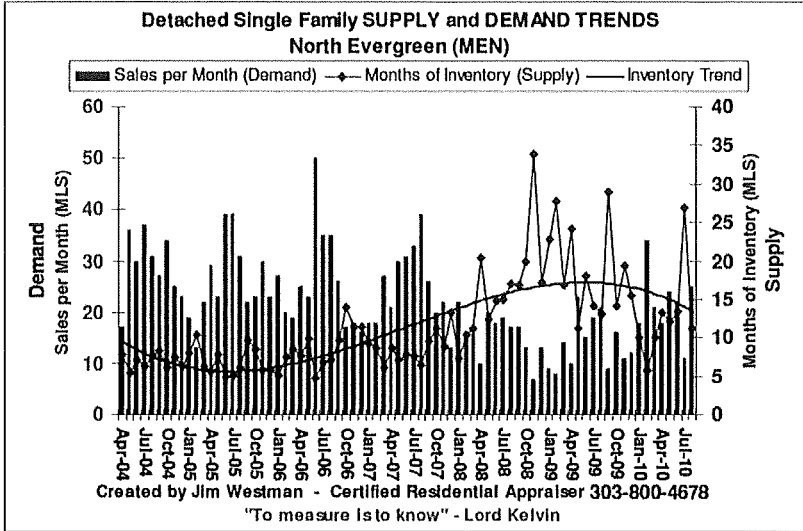


The next graph contains the same sales data as above, in the north Evergreen (MEN) Metrolist market segment. Again, the declining prices are evident.

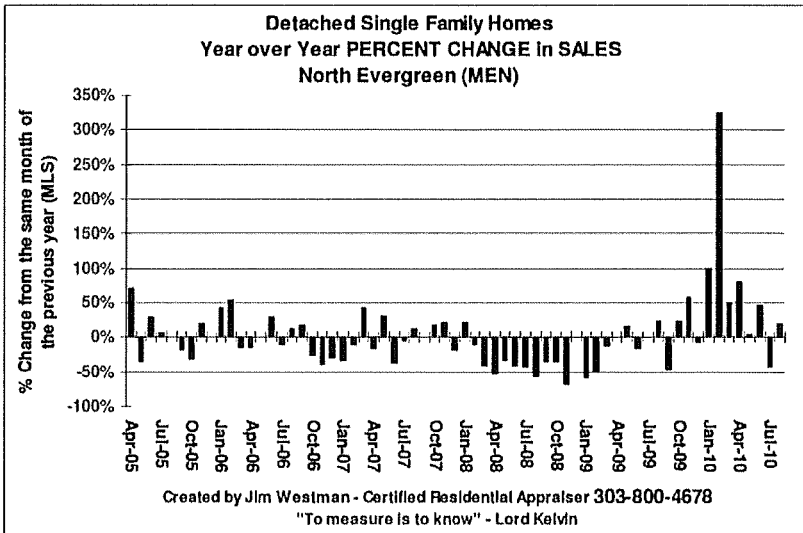


### Market Conditions - Page 2

The next graph shows the supply and demand trends in the same market segment. Inventory levels began rising in 2008 and by late 2009 began returning towards the historic normal levels. Sales activity began increasing again in 2010 after significant declines from 2008 through most of 2009.

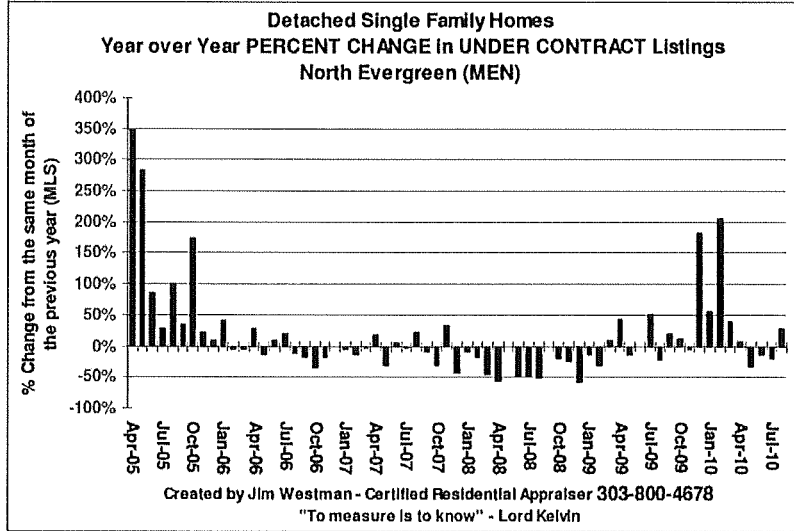


The graph below shows the change in the rate of monthly sales compared to the same month a year ago. Sales activity began increasing in late 2009 through 2010 with increases over the previous year in eight of the last twelve months.



### Market Conditions - Page 3

The last graph shows the year over year change in under contract listings. Pending sales activity increased through April of 2010 possibly attributable to the expiration of the tax credit incentive. May, June, and July numbers were off compared to the year prior and August increased. Pending sales are often an indicator of the direction the market is heading.



**Scope of Work**

File No. W09241051

Borrower/Client							
Property Address	30393 Upper Bear Creek Rd						
City	Evergreen	County	Jefferson	State	CO	Zip Code	80439
Lender	Burton Wiand, Receiver						

**Scope of Work**

*The scope of this assignment is specific to the needs of Burton Wiand, Receiver . Burton Wiand, Receiver is my client and only intended user identified by the appraiser. The Intended Use is to evaluate the property that is the subject of this appraisal for asset management purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.*

The appraiser:

- a. will perform a **complete visual inspection\*** of the interior and exterior areas of the subject property, and catalog the salient attributes of the subject property. The Statement of Assumptions and Limiting Conditions, states the appraiser will note **needed repairs and deterioration**. The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal.

*\*See the attached Supplemental Scope of Work comments below for clarifications of these terms.*

- b. will investigate appropriate market data for utilization in a sales comparison approach to value, and if appropriate, cost and income capitalization approaches. Appraiser's investigations will include research of public records through the use of commercial sources of data such as printed comparable data services, computerized databases, etc. Search parameters such as dates of sales, locations, sizes, types of properties and distances from the subject will start with relatively narrow constraints and, if necessary, be expanded until appraiser has either retrieved data sufficient (in appraiser's opinion) to estimate market value, or until appraiser believes that appraiser has reasonably exhausted the available pool of data. Researched sales data will be viewed and, if found to be appropriate, efforts will be made to verify the data with persons directly involved in the transactions such as buyers, seller, brokers, or agents. At the appraiser's discretion some data will be used without personal verification if, in appraiser's opinion, the data appears to be correct. In addition, appraiser will consider any appropriate listings or properties found through observation during appraiser's data collection process. Appraiser will report only the data deemed to be pertinent to the valuation problem
- c. will investigate and analyze any pertinent easements or restriction, on the fee simple ownership of the subject property. **It is the client's responsibility to supply the appraiser with a title report.** If a title report is not available, appraiser will rely on a visual inspection and identify any readily apparent easements or restrictions;
- d. will analyze the data found and reach conclusions regarding the market value, as defined in the report, of the subject property as of the date of value using appropriate valuation approach(es) identified above;
- e. will complete the appraisal report in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by The Appraisal Foundation;
- f. will not be responsible for ascertaining the existence of any toxic waste or other contamination present on or off the site. Appraiser will, however, report any indications of toxic waste or contaminants that may affect value if they are readily apparent to me during appraiser's investigations. Appraiser cautions the user of the report that appraiser is not expert in such matters and that appraiser may overlook contamination that might be readily apparent to others.
- g. will prepare a report which will include photographs of the subject property, descriptions of the subject neighborhood, the site, any improvements on the site, a description of the zoning, a highest and best use analysis, a summary of the most important sales used in appraiser's valuation, a reconciliation and conclusion, a map illustrating the sales in relationship to the subject property, and other data deemed by the appraiser to be relevant to the report. Pertinent data and analyses not included in the report may be retained in appraiser's files.

**Scope of Work – Supplemental Comments****COMPLETE VISUAL INSPECTION:**



**Scope of Work**

File No. W09241051

Borrower/Client				
Property Address 30393 Upper Bear Creek Rd				
City	Evergreen	County	Jefferson	State CO Zip Code 80439
Lender	Burton Wiand, Receiver			

The appraiser viewed the interior and exterior of the subject property on 09/24/2010. The owner was present at the time. The following chart is to assist the intended user in understanding the **scope of a complete visual inspection**:

<b>A Complete Visual Inspection Includes:</b>	<b>A Complete Visual Inspection Does <u>NOT</u> Include:</b>
List the amenities	Testing or activating mechanical systems
View readily observable exterior areas	Activating appliances
View readily observable interior areas	Observation of crawl spaces and attics
Note quality of materials and workmanship	Observation of areas not readily accessible
Measure the exterior of the improvements	Building Code compliance issues
Observe the floor plan and room layout	Moving furniture or personal property
Assess the functional utility of the property	Mold Assessment
Note the subject's conformity to the market area.	Removing (or moving) floor coverings
Note style / design.	Testing or inspection of the well and septic.
Observe the general condition of the improvements	Reporting personal property.
Observe a representative sampling of closets, windows, electrical switches, and doors.	Roof Condition report beyond an observation from ground level.
Photo exterior and view site around the improvements	Radon Assessment

**REPAIRS/DETERIORATION:**

The terms **deficiency** and **livability** have not been defined in the appraisal report. Effort has been made to report **ONLY** those repair items that, in the appraiser's opinion, will effect **safety, adequacy, and marketability** of the property. Deterioration consistent with the age of the home has not been itemized. **This report is not a home inspection.**

**COST / INCOME APPROACH:**

The GP Residential form indicates that the Cost and Income Approaches may or may not be developed. However, USPAP however does require that those approaches be developed if applicable to the assignment. If one or both of these approaches are necessary to develop a credible report, they must be included. For lending assignments, the Cost Approach is only considered applicable and necessary for homes that are **less than five years old**. The Income Approach, for single-family **owner occupied** homes, is not considered applicable and has not been developed.

**EXTENT OF DATA RESEARCH – SALES/LISTINGS:**

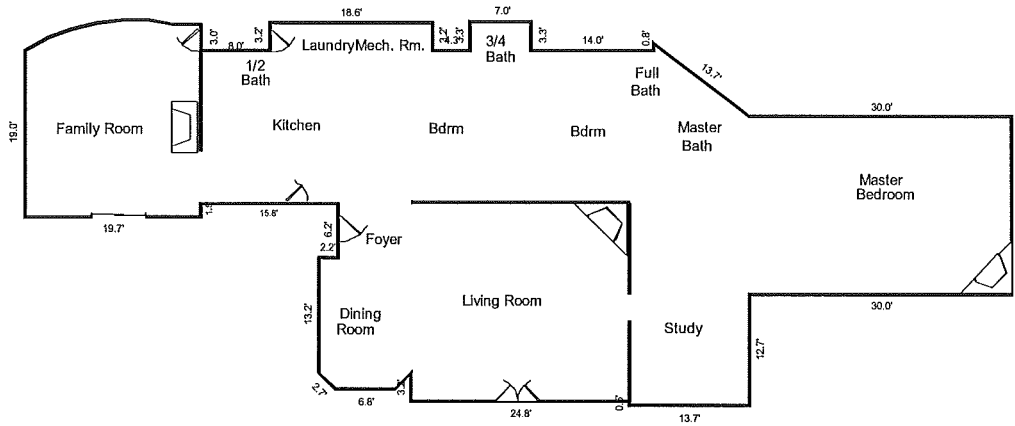
Sales and listings of the subject property and comparables have been researched, verified, analyzed, and My research includes the following sources:

- Online County Recorder's Office records,
- Denver Metro MLS

My analysis may include, but is not limited to, the nature of the sale (arm's-length); impact of **reported** concessions on the sales; time on the market; original and final list prices.

### Building Sketch

Borrower/Client				
Property Address 30393 Upper Bear Creek Rd				
City	Evergreen	County	Jefferson	State CO Zip Code 80439
Lender	Burton Wiand, Receiver			



Sketch by Apex I/P

Sketch/Block Copyright © 2008 James P. Westman

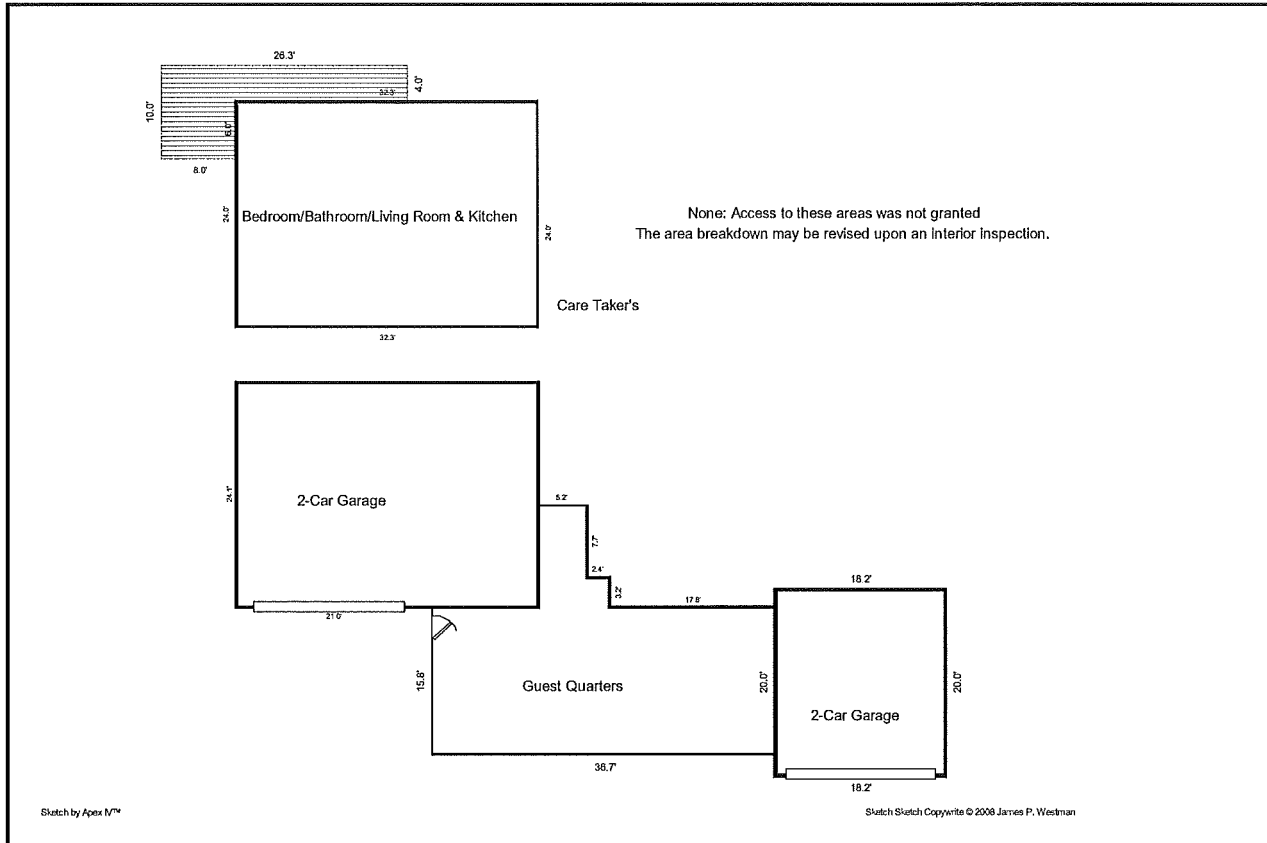
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	3265.9	3265.9
Net LIVABLE Area		(Rounded)	3266

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
<b>First Floor</b>		
	3.2 x 18.6	59.5
	3.3 x 7.0	23.1
	20.3 x 30.0	609.0
0.5 x	8.4 x 10.8	45.4
	10.8 x 33.0	357.0
	27.7 x 40.1	1110.0
	0.5 x 2.9	1.4
	8.4 x 36.9	310.6
	17.5 x 35.5	621.3
	2.2 x 13.2	29.0
	1.5 x 19.7	29.6
	1.9 x 6.8	13.0
0.5 x	1.9 x 1.9	1.8
0.5 x	1.9 x 1.9	1.8
0.5 x	16.7 x 3.0	25.1
	3.0 x 3.0	9.0
Curve	17.4 @ 45.0°	19.2
17 Items	(Rounded)	3266

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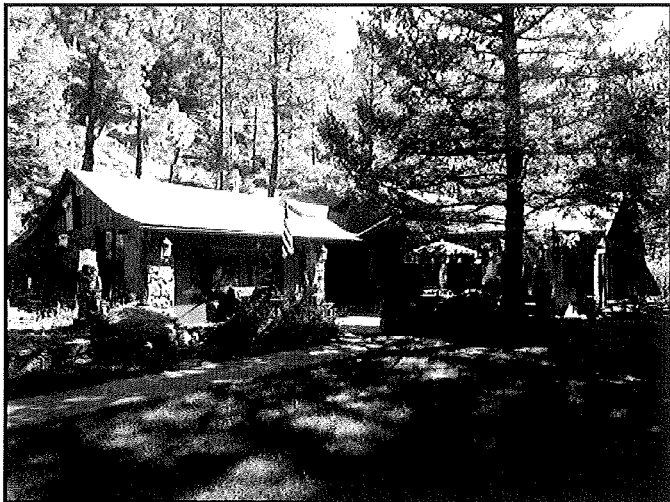
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
P/P	Deck	153.2	153.2
GAR	Garage	364.0	
	Garage	778.8	1142.8
OTH	Care Taker's	644.2	
	Guest Quarters	775.2	1419.4

AREA BREAKDOWN	
Breakdown	Subtotals

### Subject Photo Page

Borrower/Client				
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City	Evergreen	County	Jefferson	State CO Zip Code 80439
Lender Burton Wiand, Receiver				

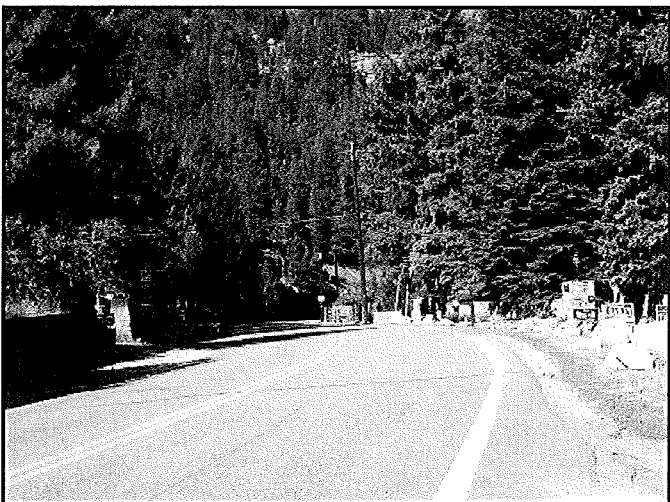


#### Subject Front

30393 Upper Bear Creek Rd  
Sales Price  
Gross Living Area 3,266  
Total Rooms 8  
Total Bedrooms 3  
Total Bathrooms 3.5  
Location Upper Bear Creek  
View BearCreek/Mtns  
Site 2.4 acres  
Quality Frame/Good  
Age 67 yrs/remodeled



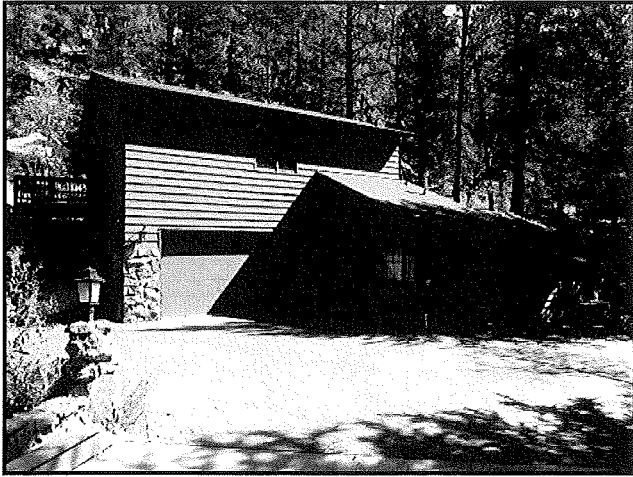
#### Subject Rear



#### Subject Street

### Photograph Addendum

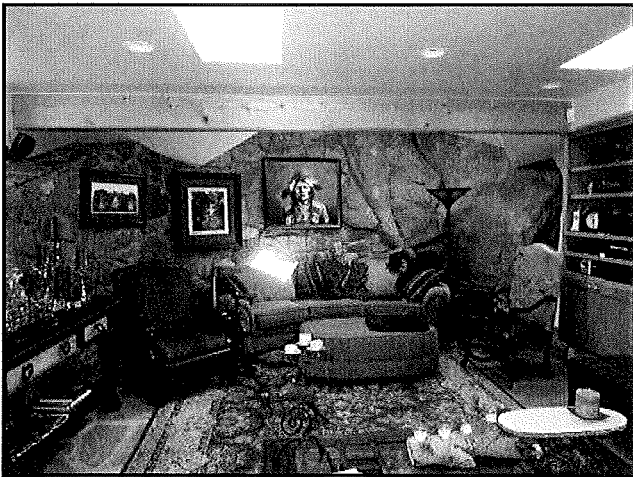
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Caretaker's and Garage



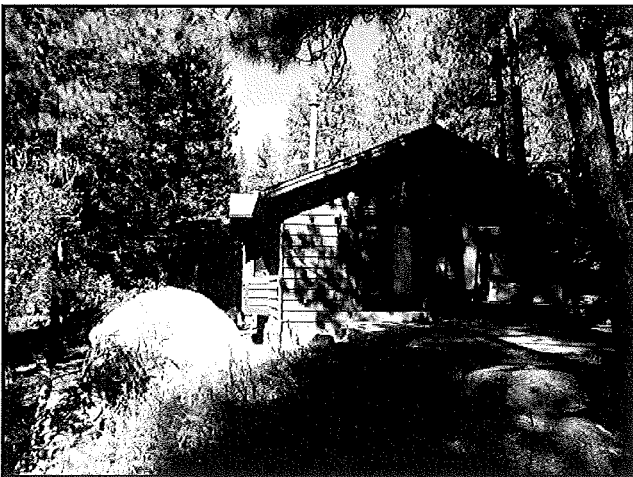
Flagstone front patio



Family Room



Kitchen



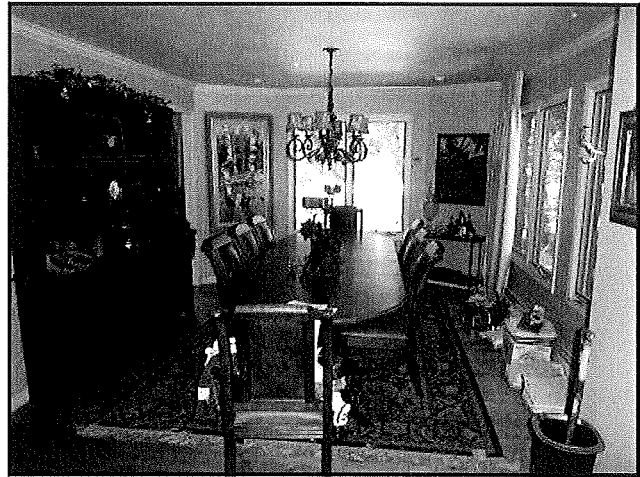
Powder Room

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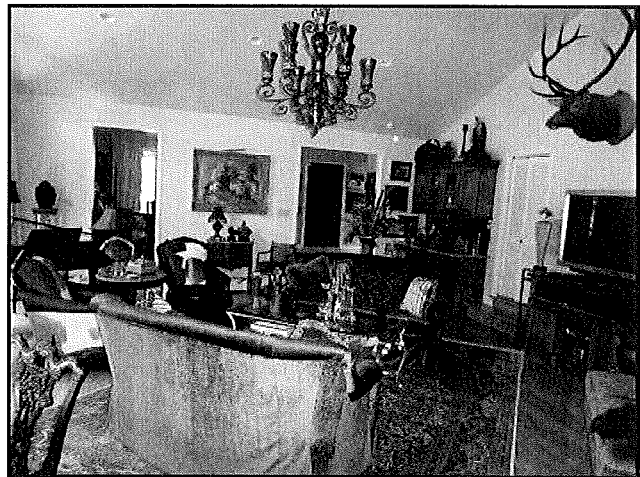
Family Room



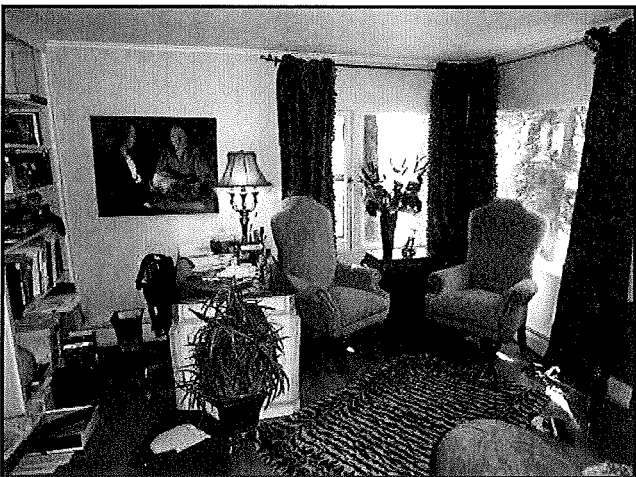
Dining Room



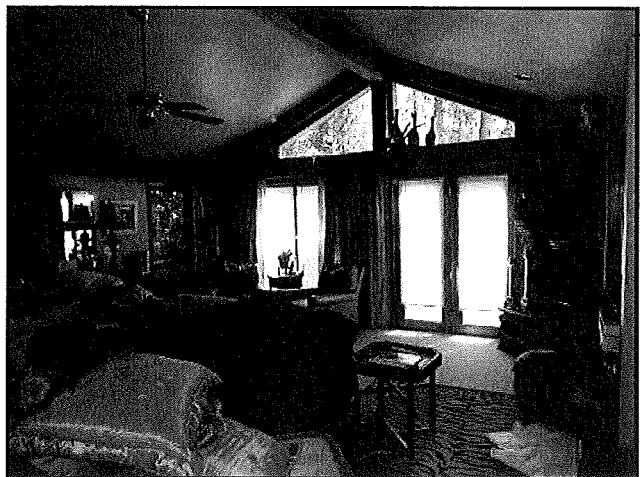
Living Room



Living Room



Study



Master Bedroom



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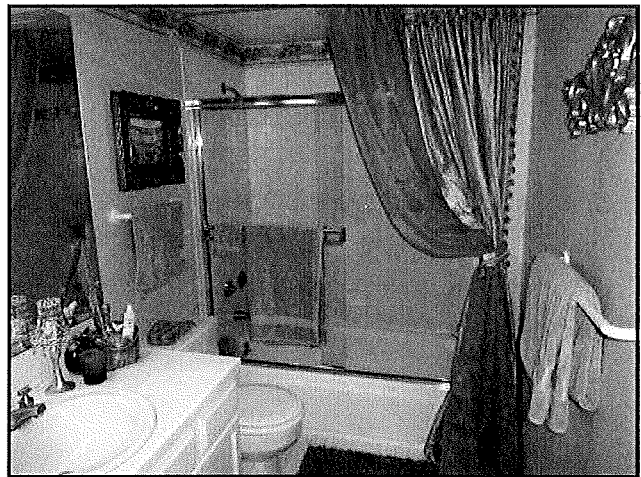
Master Bedroom



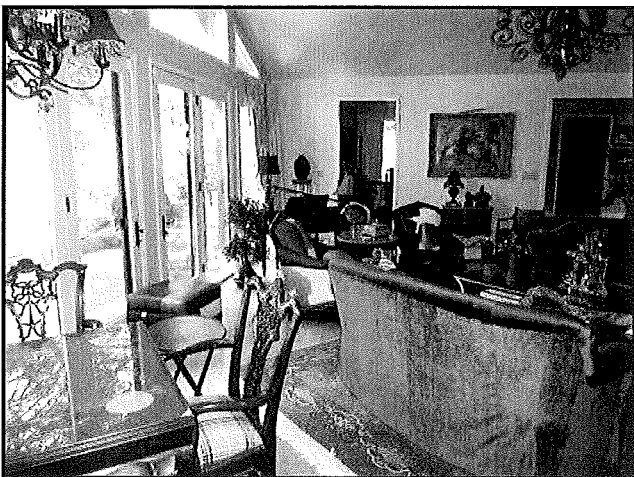
Master Bath



Master Bath



Bathroom



Living Room



Bedroom