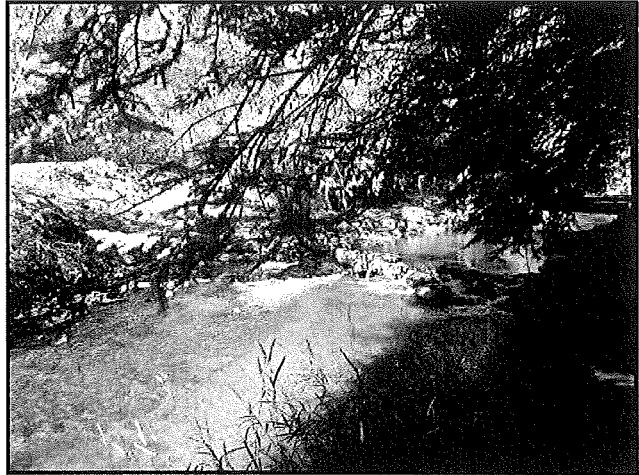


Photograph Addendum

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



Bedroom



Bear Creek



Patio and Creek



Lawn and creek

Comparable Photo Page

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

Comparable 1



31481 Upper Bear Creek Rd.
 Prox. to Subject 1.08 miles NW
 Sales Price 845,000
 Gross Living Area 2,877
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 3
 Location Upper Bear Creek
 View Good long views
 Site 10.7 acres
 Quality Stucco/Stone/Gd
 Age 14 years

This is an MLS photo.
 A better photo could not be
 obtained without trespassing.

Comparable 2



31216 Tanoa Rd.
 Prox. to Subject 1.41 miles NW
 Sales Price 855,000
 Gross Living Area 2,757
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.5
 Location Tanoa
 View Open space
 Site .79 acres
 Quality Frame/Stone/Gd
 Age 11 years

Comparable 3

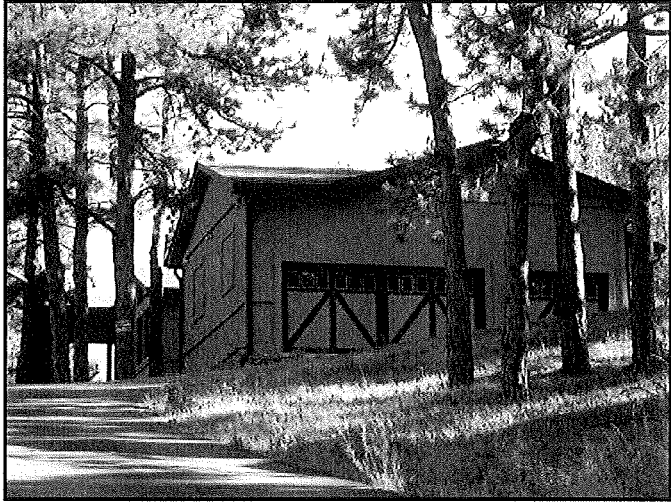


1106 County Road 65
 Prox. to Subject 4.26 miles N
 Sales Price 880,000
 Gross Living Area 2,285
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.5
 Location Soda Creek
 View Good long views
 Site 3 acres
 Quality Frame/Good
 Age 7 years

This is an MLS photo.
 A better photo could not be
 obtained without trespassing.

Comparable Photo Page

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



Comparable 4

2393 Pebble Beach Dr.
 Prox. to Subject 2.51 miles N
 Sales Price 783,000
 Gross Living Area 3,383
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 3
 Location Hiwan
 View Nbrhood/Grnbelt
 Site .99 acres
 Quality Frame/Good
 Age 31 yrs/remodeled

Comparable 5

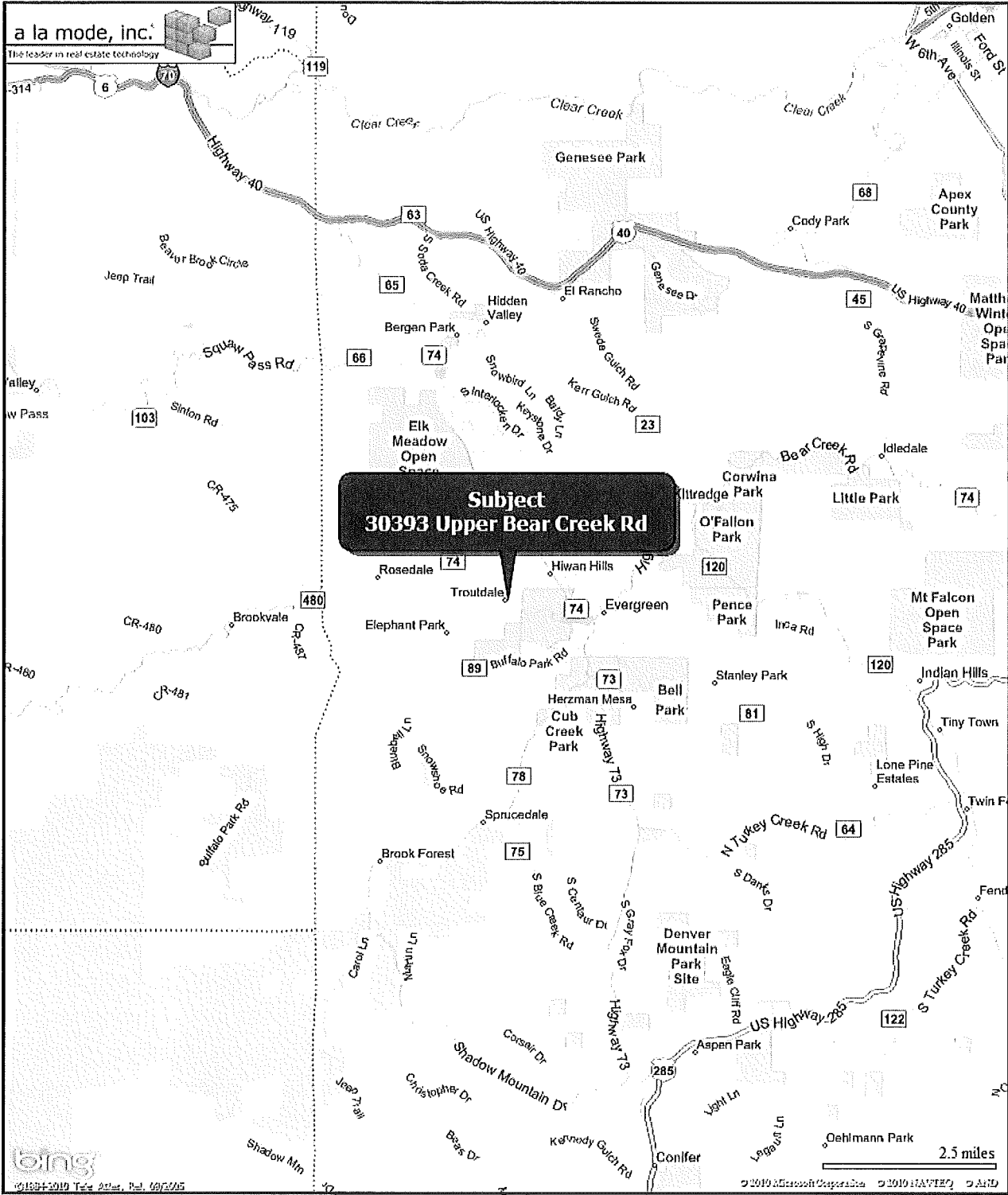
Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

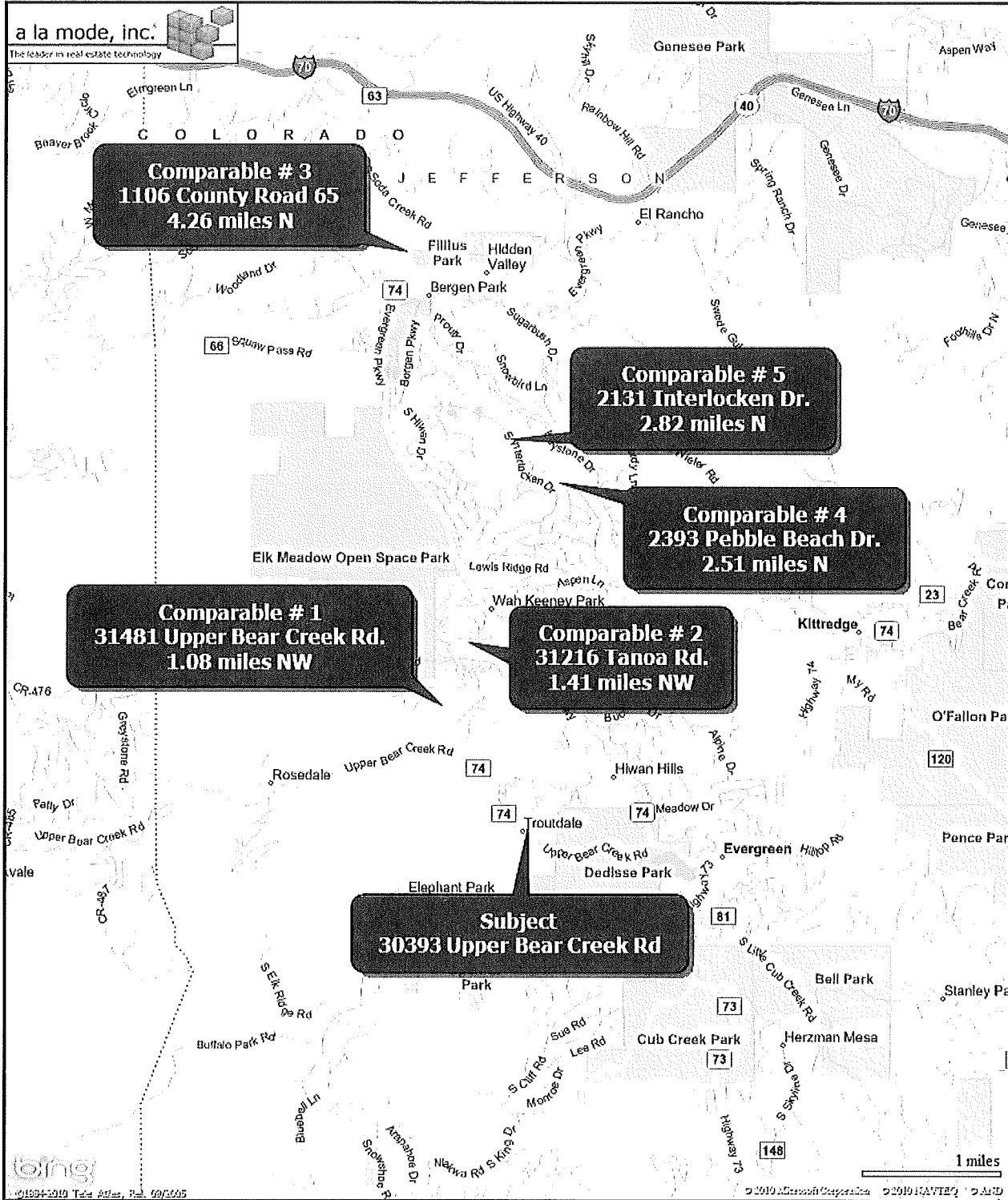
Location Map

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



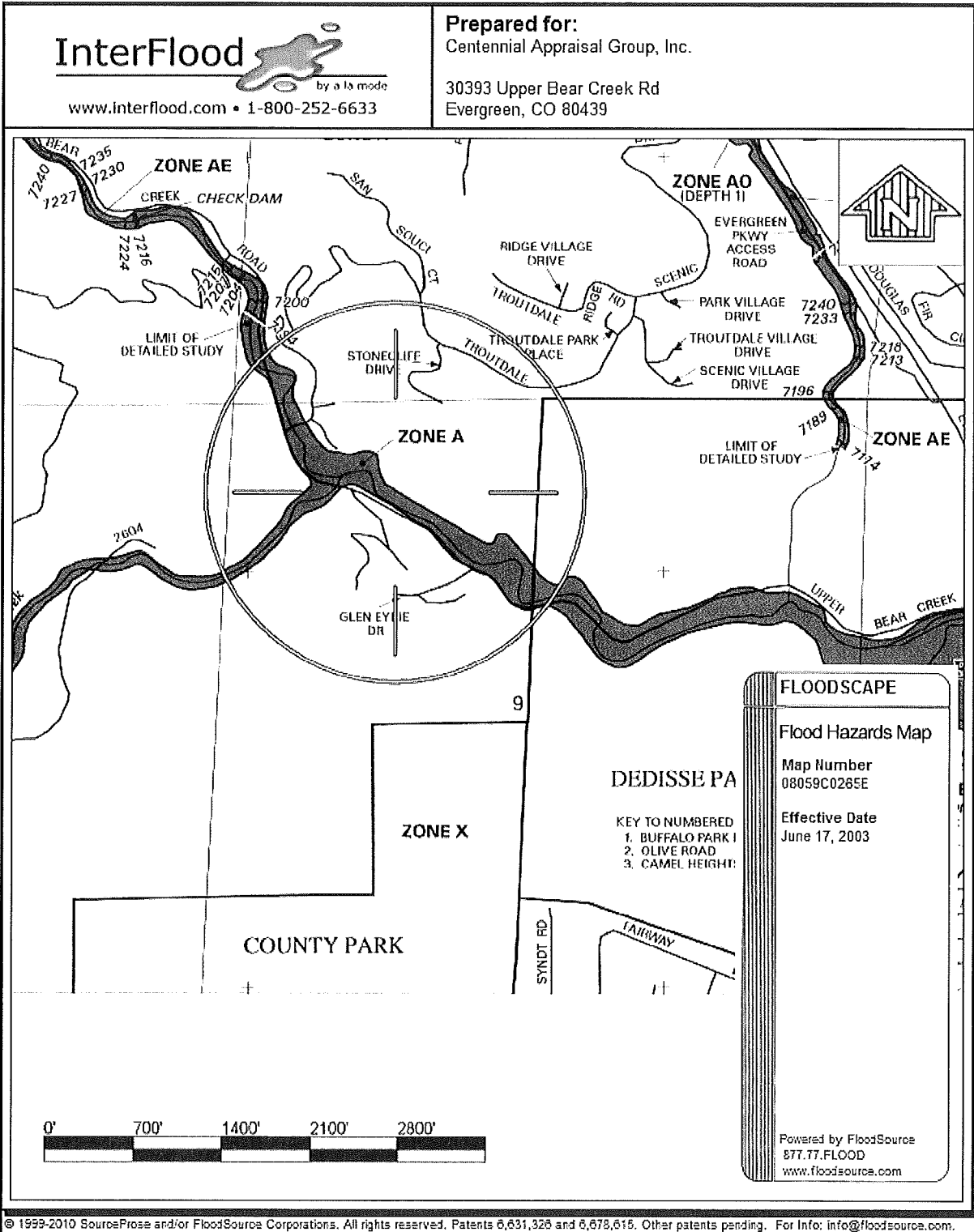
Location Map

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



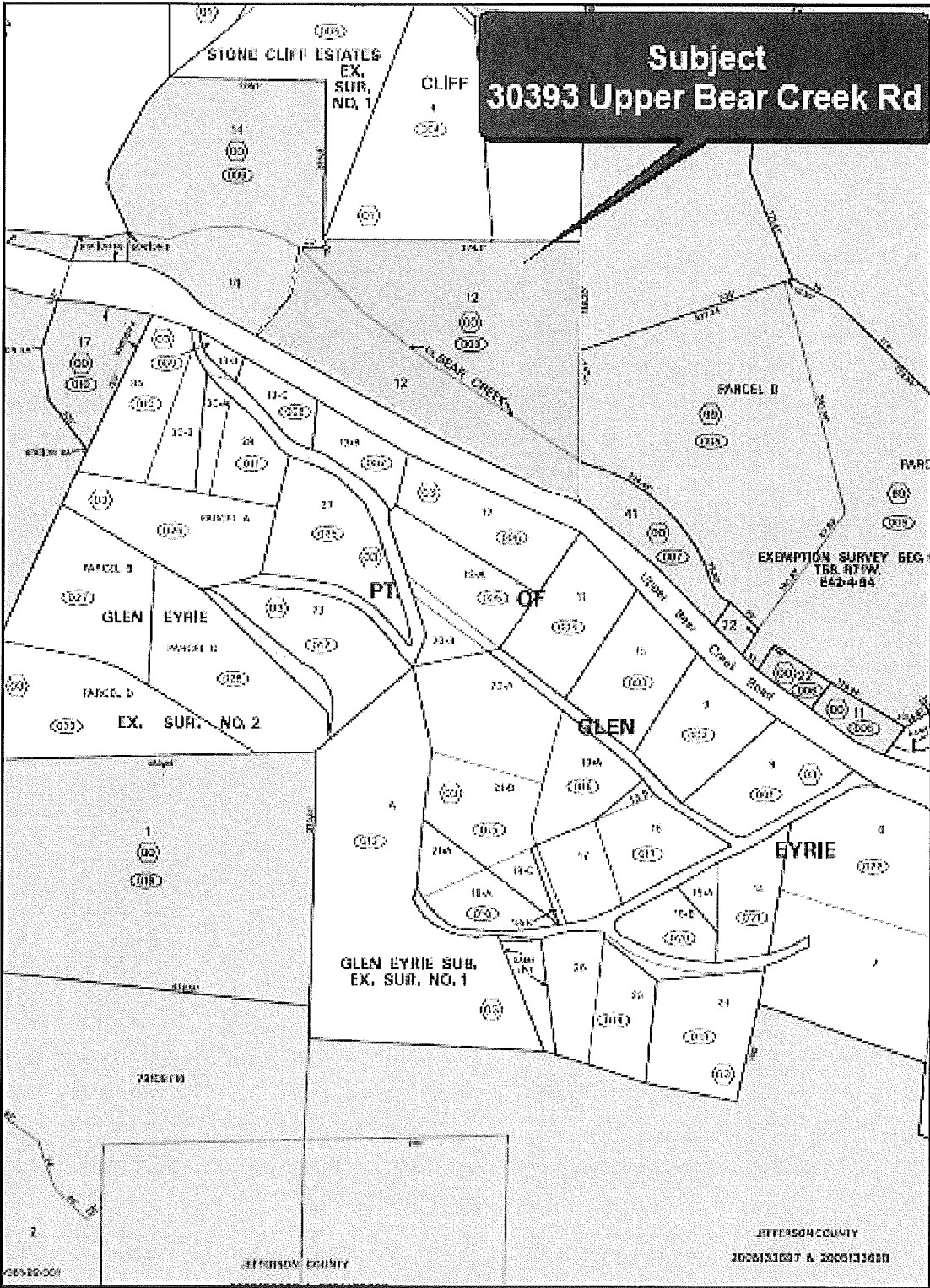
Flood Map

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



Plat Map

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



Borrower/Client		File No. W09241051	
Property Address 30393 Upper Bear Creek Rd			
City	Evergreen	County	Jefferson
		State	CO
		Zip Code	80439
Lender Burton Wiand, Receiver			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Self Contained (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Summary (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Use (A written report prepared under Standards Rule 2-2(c) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- 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 (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) 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 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.
- 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 (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- Unless otherwise indicated, I have performed no services regarding the subject property within the prior three years, as an appraiser or in any other capacity.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

APPRAISER:

Signature: James Westman
 Name: James Westman
 Designation: Certified Residential Appraiser
 Date Signed: September 29, 2010
 State Certification #: 1322533
 or State License #: _____
 State: CO
 Expiration Date of Certification or License: 12/31/2011
 Inspection of Subject:
 None Interior Exterior
 Date of Inspection 09/24/2010

Co-Appraiser:

Signature: _____
 Name: _____
 Designation: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Inspection of Subject:
 None Interior Exterior
 Date of Inspection _____

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

File No. W09241051

James Westman

PO Box 284 Bailey, CO 80421
 303-800-4678 ph
 Jim@CentennialAppraisalGroup.com

Appraisal and Real Estate Education:

Jones Real Estate College - 1980
 Real Estate Law
 Real Estate Practice

Appraisal Institute

I110 Appraisal Principles	1993
Standards of Professional Practice Update	1994
FHA and the Appraisal Process	1999
I410N 15-Hour National USPAP Course	2004
7-Hour USPAP Update and Rules and Statutes for Colorado	2005
Professional's Guide to the Uniform Residential Appraisal Report	2005
Money Drives the Market – Potpourri Seminars	2005
Risk Management – Potpourri Seminars	2005
Residential Highest and Best Use/Market Analysis	2005
Summer Event - Breckenridge	2005
7-Hour USPAP Update and Rules and Statutes for Colorado	2007

University of Colorado

NCRE 200 - Registered Appraiser	1992
NCRE 210 - Licensed Appraiser	1993
NCRE 215 - Certified Appraiser I	1993
NCRE 237-401 Appraisal Reporting: Selling the Value	1999
NCRE 138-411 American Houses Architecture and History	1999
NCRE 232-411 Sales/Data Confirmation	1999
NCRE 231-417 Appraisal Standards and Ethics Update	1999
NCRE 175-411 Residential Construction	1999
NCRE 304-411 Complex Appraisal Applications	2002

Other

Passed Colorado Certified Residential Appraiser exam	1993
HUD'S FHA Appraisal Update Training	1998
Emily Griffith Opportunity School-Applied Basics of Real Estate Appraising	1996
Real Estate and Multiple Listing Service Orientation	2002
Ethics Review - Summit Association of Realtors	2005
Pueblo Association of Realtors - Mortgage Fraud Seminar	2005
Mortgage Fraud Seminar - Denver, CO	2006
The FHA Appraisal – US Dept of HUD	2008
Kaplan – The Cost Approach – It's not obsolete	2008
Metrolist – Statistics and Prime Access Search	2007
- Prime Access CMA	2008
- My PDC	2008
The FHA Appraisal – US Dept of HUD	2009
2010-2011 National USPAP Update Equivalent	2009

File No. W09241051

The FHA Appraisal - US Dept of HUD

2010

Applicable Experience:

APPRAISER <i>Centennial Appraisal Group, Inc.</i> Prepare SFR and condo, land/lots, and 2-4 Unit Residential real estate appraisals and reviews	2001 - Present Bailey, Colorado
APPRAISER <i>Appraisal Authority</i> Prepare SFR and condo, land/lots, and 2-4 Unit Residential real estate appraisals	1998 - 2001 Denver, Colorado
APPRAISER <i>Whitman & Associates</i> Prepare SFR and condo residential real estate appraisals	1997 - 1998 Aurora, Colorado
APPRAISER <i>Majestic Appraisal Services, Inc.</i> Prepare SFR and condo, land/lots, and 2-4 Unit Residential real estate appraisals and reviews	1992 - 1997 Denver, Colorado
APPRAISER <i>Majestic Appraisal Services, Inc.</i> Prepare SFR and condo residential real estate appraisals	1986 - 1987 Denver, Colorado

Litigation Support

Recognized as an expert in Park County District Court and Jefferson County Court

Current License & Accredited EducationState of Colorado Certified Residential Appraiser
1322533CURRENT STATUS: ACTIVE
EXPIRES 12/31/2011**FHA APPROVED** since 1996

Graduate University of Phoenix - Colorado Campus BSBA 1992