

Subject Photo Page

Borrower/Client	Robert & Betty Marshall		
Property Address	30393 Upper Bear Creek		
City	Evergreen	County	Jefferson
		State	CO
		Zip Code	80439
Lender	Bank Of The West		

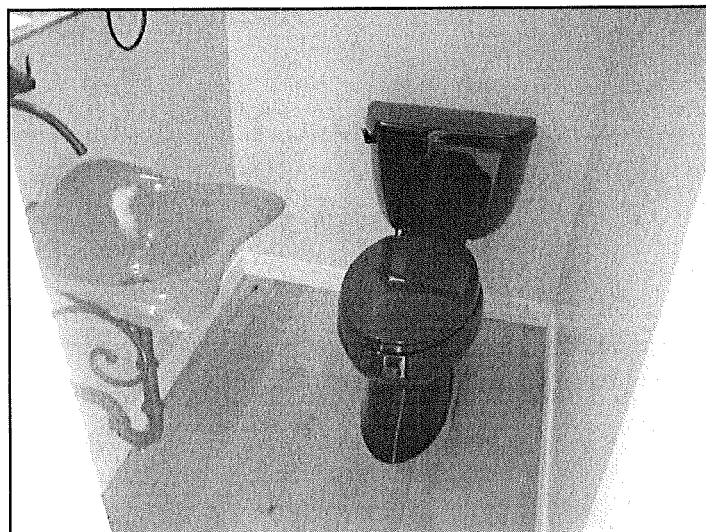


Bath

30393 Upper Bear Creek
 Sales Price 750,000
 Gross Living Area 3,276
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 3.1
 Location N;Mountain;
 View B;Wtr;Mtn
 Site 2.40 ac
 Quality Q3
 Age 70



Bedroom



Half Bath

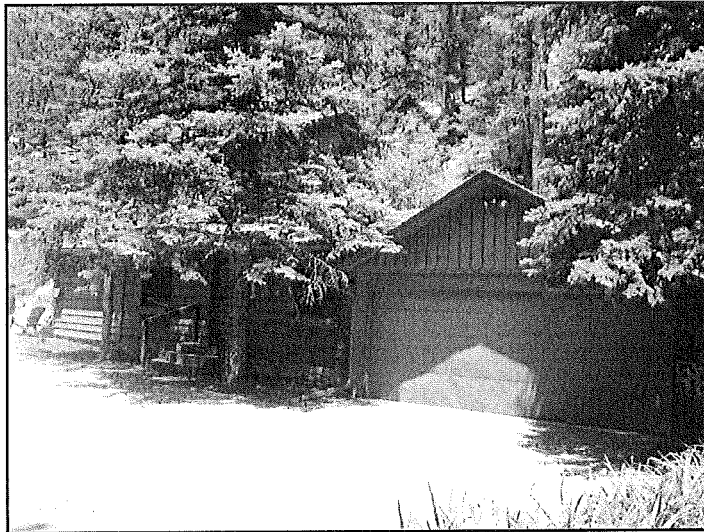
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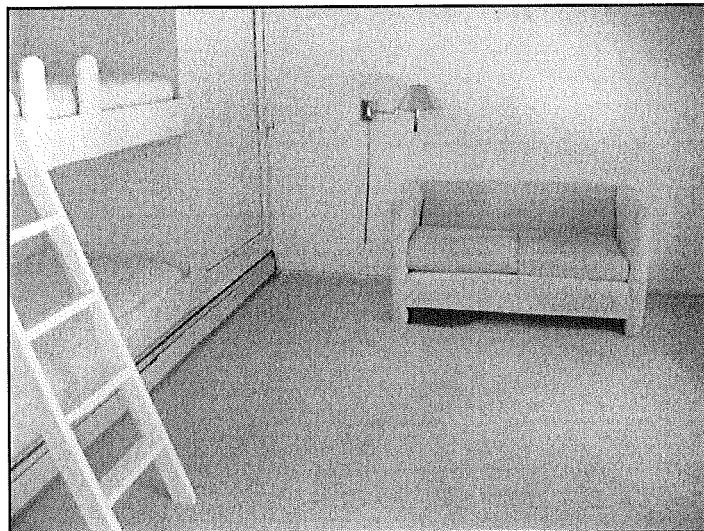


Stream Frontage

30393 Upper Bear Creek
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Quality Q3
Age 70



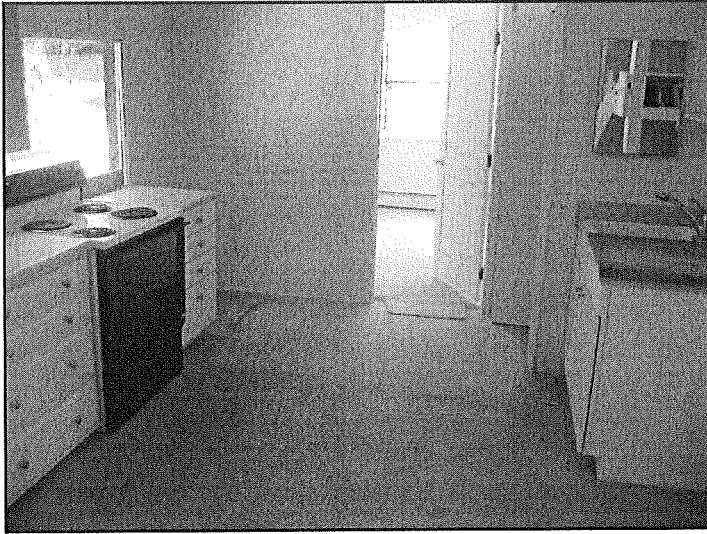
Garage/Bunk House



Bunk House

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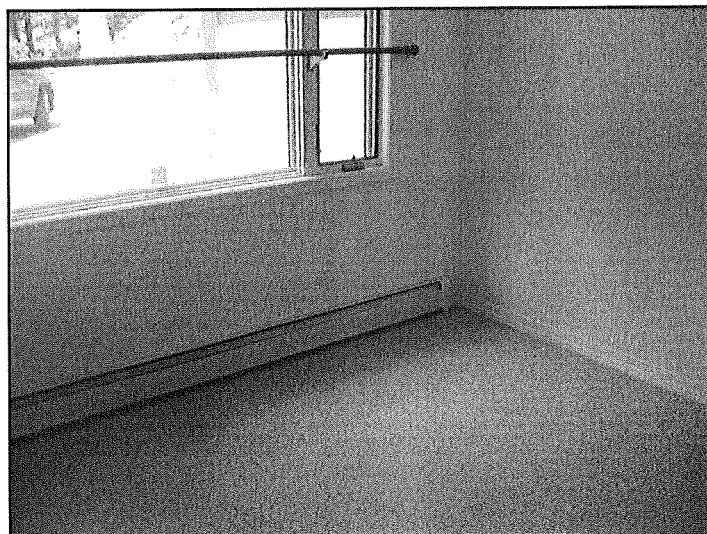


Bunk House

30393 Upper Bear Creek
Sales Price 750,000
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Total Bedrooms 3
Total Bathrooms 3.1
Location N;Mountain;
View B;Wtr;Mtn
Site 2.40 ac
Quality Q3
Age 70



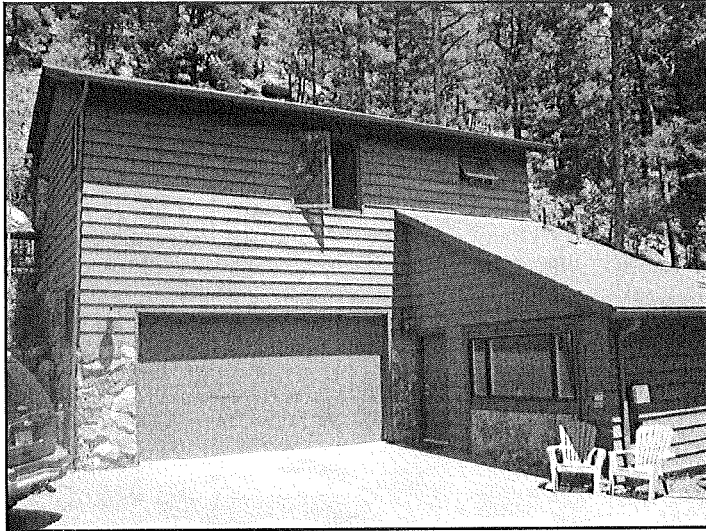
Bunk House



Bunk House

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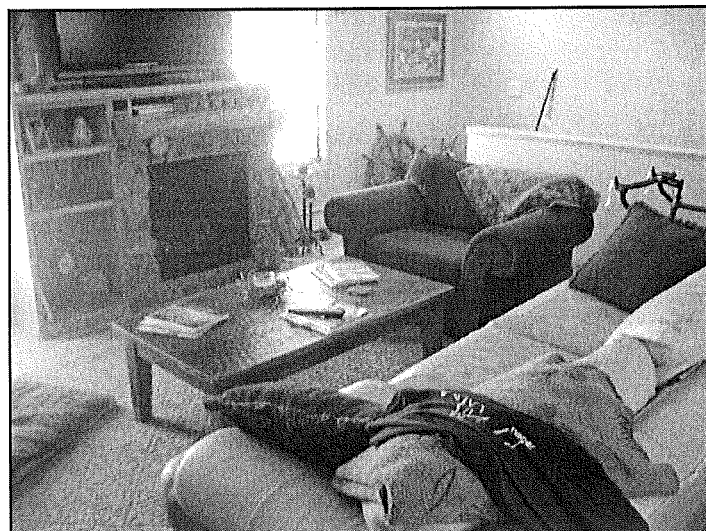


Non Conforming Apt.

30393 Upper Bear Creek
Sales Price 750,000
Gross Living Area 3,276
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 3.1
Location N;Mountain;
View B;Wtr;Mtn
Site 2.40 ac
Quality Q3
Age 70



Non Conforming Apt.



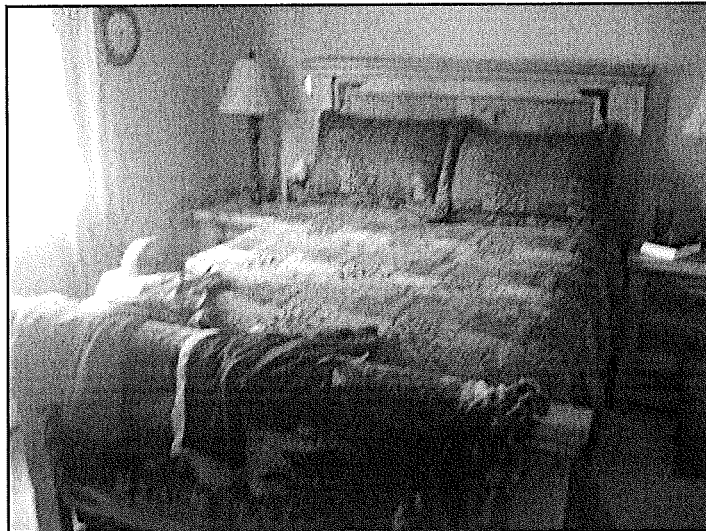
Non Conforming Apt.

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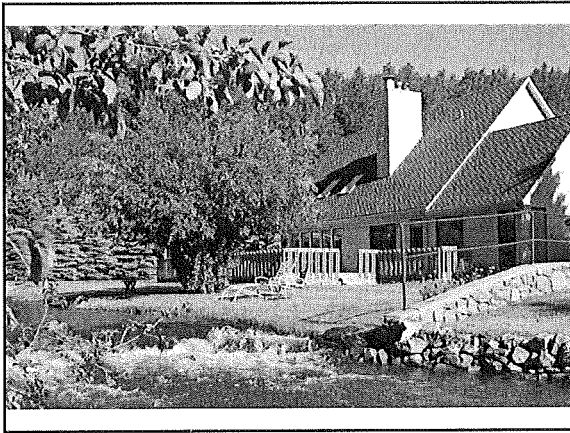
**Non Conforming Apt.**

30393 Upper Bear Creek
 Sales Price 750,000
 Gross Living Area 3,276
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 3.1
 Location N;Mountain;
 View B;Wlr;Mtn
 Site 2.40 ac
 Quality Q3
 Age 70

**Non Conforming Apt.**

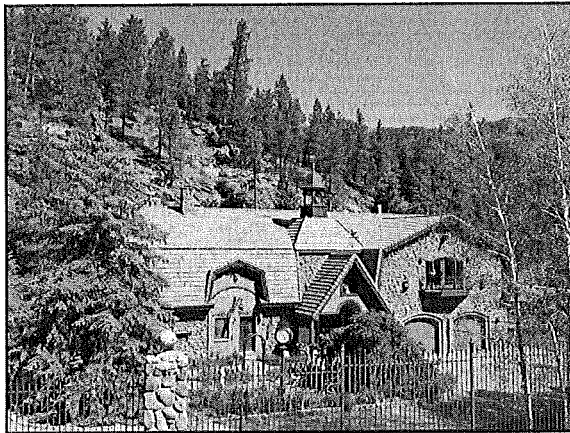
Comparable Photo Page

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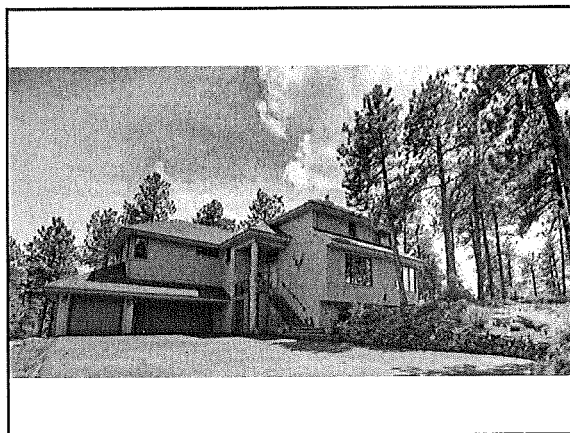
Comparable 1

33384 Upper Bear Creek Road
 Prox. to Subject 1.84 miles W
 Sale Price 870,000
 Gross Living Area 2,575
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location N;Mountain;
 View B;Wtr;Mtn
 Site 32,670 sf
 Quality Q3
 Age 26



Comparable 2

34673 Upper Bear Creek Road
 Prox. to Subject 2.67 miles W
 Sale Price 985,000
 Gross Living Area 6,223
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 3.2
 Location N;Mountain;
 View B;Wtr;Mtn
 Site 1.40 ac
 Quality Q3
 Age 11



Comparable 3

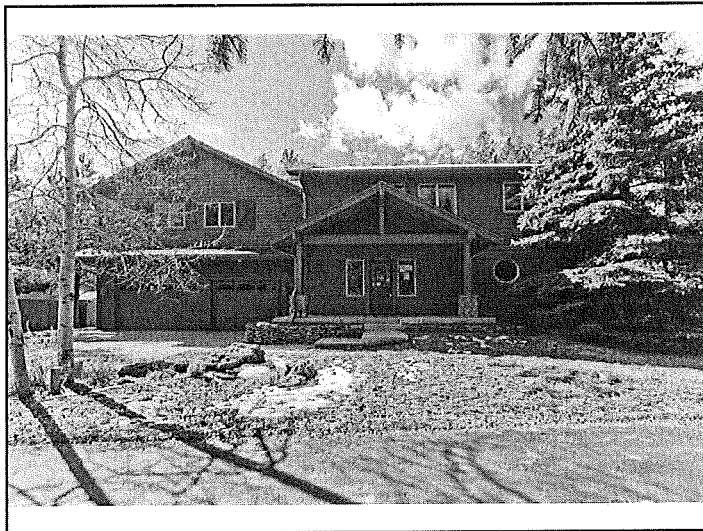
29514 Mystic Court
 Prox. to Subject 2.38 miles N
 Sale Price 710,000
 Gross Living Area 3,735
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 4.0
 Location N;Mountain;
 View N;Mtn;
 Site 36154 sf
 Quality Q3
 Age 23

Comparable Photo Page

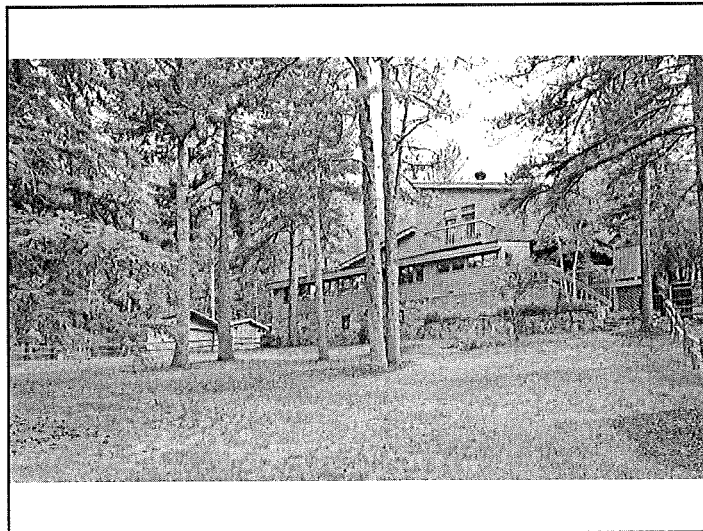
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**Comparable 4**

1168 Yankee Creek Road
 Prox. to Subject 5.07 miles W
 Sales Price 775,000
 Gross Living Area 3,012
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Mountain;
 View N;Mtn;
 Site 30.00 ac
 Quality Q3
 Age 22

**Comparable 5**

33894 Upper Bear Creek Road
 Prox. to Subject 2.18 miles W
 Sales Price 606,500
 Gross Living Area 3,561
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 4.0
 Location N;Mountain;
 View B;Wtr;Mtn
 Site 20908 sf
 Quality Q3
 Age 14

**Comparable 6**

30204 Upper Bear Creek
 Prox. to Subject 0.13 miles SE
 Sales Price 769,000
 Gross Living Area 3,434
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 4.0
 Location N;Mountain;
 View B;Wtr;Mtn
 Site 21713 sf
 Quality Q3
 Age 79