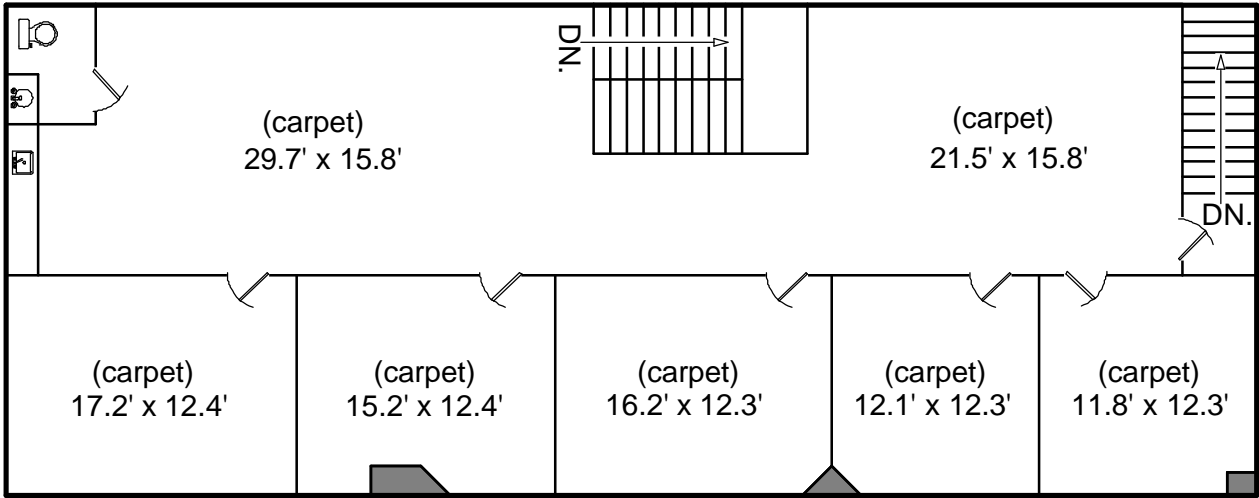
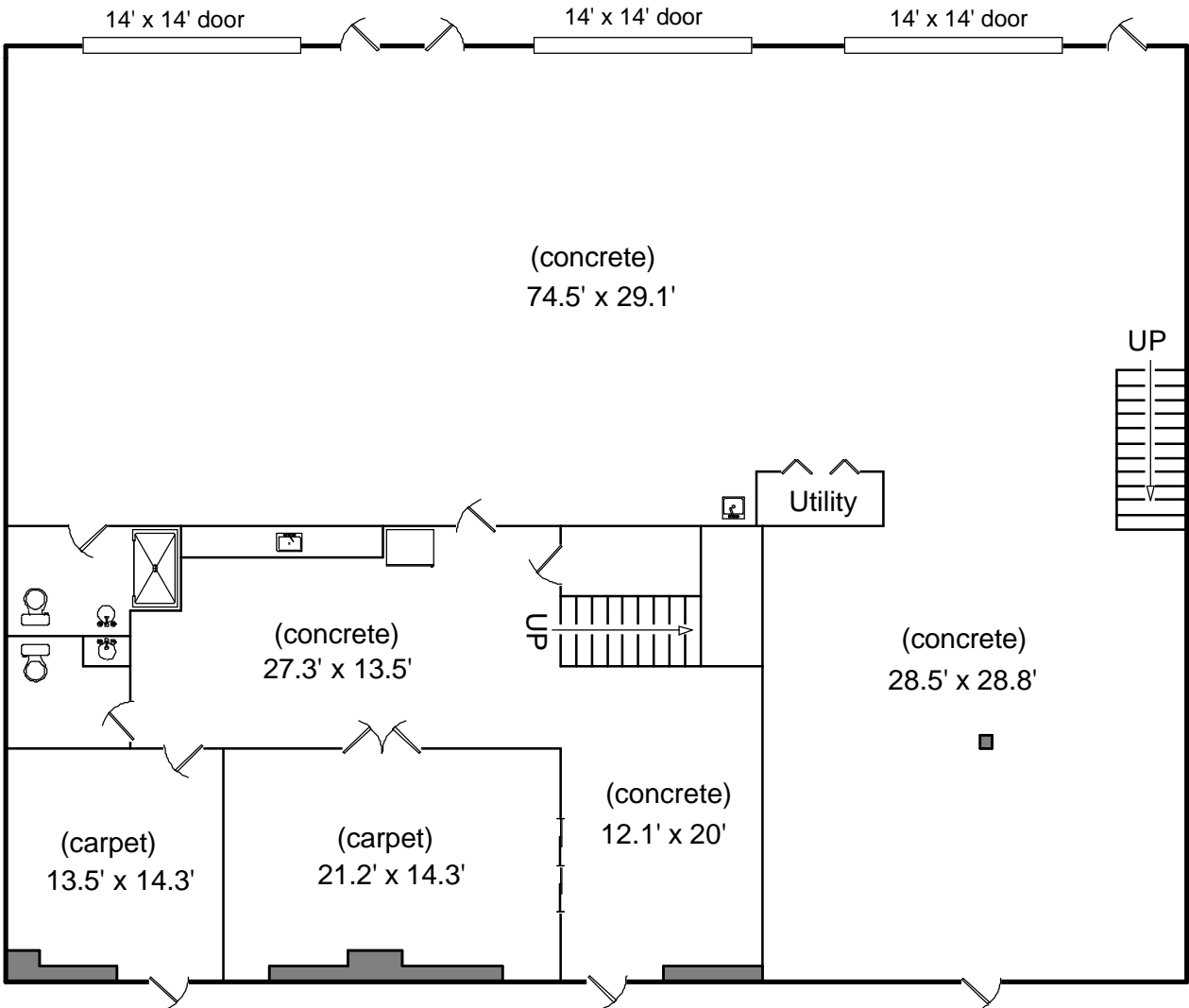


FLOORPLAN SKETCH

|   |                 |           |                       |
|---|-----------------|-----------|-----------------------|
| Borrower:                                     |                 | File No.: | dMbearmountainCOMM925 |
| Property Address: 2026 Bear Mountain Dr. #110 |                 | Case No.: |                       |
| City: Fort Collins                            | State: Colorado |           | Zip: 80525            |
| Lender:                                       |                 |           |                       |



|   |
|---|
| 2026 Bear Mountain Dr. #110<br>Fort Collins, Colorado                           |
| First Floor SF: 4,582<br>Second Floor SF: 2,268<br>Total SF (all levels): 6,850 |

\*Scope of work is defined and included with this sketch.  
Drew Seaser    (970) 214.3413  
4sept25

September 4, 2025

Craig Hau  
The Group, Inc. - Harmony  
2803 E. Harmony Rd.  
Fort Collins, Colorado 80528

File Number: dMbearmountainCOMM925

Dear Craig,

In accordance with your request, I have measured the following building and provided a sketch of the floorplan and included room dimensions. Square footage is taken from outside measurements. In rooms that are not square or rectangular, measurements are taken from the longest points in most cases. The square footage totals on the attached floorplan are estimations and should not be relied upon for any purpose relating to the sale and/or lease of the property stated below. All measurements are believed to be accurate, but it is not uncommon for two different professionals to come up with different figures. The attached floorplan is meant to show a general layout of the building and does not account for the thickness of walls or some other architectural features. (cont. below)

2026 Bear Mountain Dr. #110  
Fort Collins, Colorado 80525

Commercial buildings are most often measured using the Building Owners and Managers Association (BOMA) standard -- this appraiser is not trained in the BOMA standard and the attached sketch should not be relied upon for any purposes other than showing the general layout/floorplan of the building. The square footage of the unit is based on interior measurements with 0.2' added for the midpoint of the defining walls. Total building square footage (where applicable) is based on exterior measurements. The square footage of each individual unit is estimated based on interior measurements but please note that the individual unit square footage figures on the attached sketch may not meet the definition of leasable square footage.

Drew Seaser, Owner/Certified Residential Appraiser  
TOOL REAL ESTATE APPRAISALS  
1049 W. 45th St.  
Loveland, Colorado 80538

SCOPE OF WORK IS STATED IN BODY OF ABOVE LETTER.