

Address	2517 Nw 131st St, Oklahoma City, OK 73120	Order ID	11055723	Property ID	38638591
Inspection Date	04/11/2026	Date of Report	04/13/2026		
Loan Number	NA	APN	218041210		
Borrower Name	Dominium Two, LLC	County	Oklahoma		
Tracking IDs					
Order Tracking ID	58c8f583-e668-4827-993d-0b4a63d23530	Tracking ID 1	58c8f583-e668-4827-993d-0b4a63d23530		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Bespoke Highland Pointe LLC	Condition Comments Subject appears to be in excellent condition with no signs of deferred maintenance visible from exterior inspection.
R. E. Taxes	\$220	
Assessed Value	\$16,608	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Excellent	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Stable in REO activity. stable market exists in the neighborhood. In balance of property in the market. Limited demand of property in the market. Average marketing time under 90 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$225,000 High: \$495,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings				
	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2517 Nw 131st St	2548 Nw 131st St	2524 Nw 131st St	2524 Nw 130th St
City, State	Oklahoma City, OK	Oklahoma City, OK	Oklahoma City, OK	Oklahoma City, OK
Zip Code	73120	73120	73120	73120
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.03 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$359,990	\$364,000	\$410,000
List Price \$	--	\$359,990	\$364,000	\$410,000
Original List Date		02/19/2026	04/01/2026	02/07/2026
DOM · Cumulative DOM	-- · --	53 · 53	12 · 12	65 · 65
Age (# of years)	1	1	1	4
Condition	Excellent	Excellent	Excellent	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,749	1,607	1,599	1,740
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.07 acres	0.15 acres	0.07 acres
Other	None	None	None	None
* Listing 1 is the most comparable listing to the subject. ¹ Comp's "Miles to Subject" was calculated by the system. ² Comp's "Miles to Subject" provided by Real Estate Professional. ³ Subject \$/ft based upon as-is sale price.				
Listing Comments Why the comparable listing is superior or inferior to the subject. Listing 1 Home include a downstairs powder bath, two-car garage, tankless hot water heater, sprinkler system, spray foam insulation, post-tension slab. Listing 2 2 story home, kitchen shines with a freestanding gas range, gleaming quartz countertops, under-cabinet lighting, kitchen refrigerator, and designer finishes Listing 3 3 beds, 2.5 baths, Covered Patio, Covered Porch, eat in kitchen with all appliances, 2 car attached garage.				

Recent Sales				
	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2517 Nw 131st St	13108 Maplewood Ave	2536 Nw 132nd Pl	2524 Nw 132nd Pl
City, State	Oklahoma City, OK	Oklahoma City, OK	Oklahoma City, OK	Oklahoma City, OK
Zip Code	73120	73120	73120	73120
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.04 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$329,900	\$355,350	\$389,900
List Price \$	--	\$329,000	\$355,350	\$389,900
Sale Price \$	--	\$329,000	\$355,350	\$389,900
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/20/2026	02/27/2026	11/07/2025
DOM · Cumulative DOM	-- · --	50 · 50	169 · 169	85 · 85
Age (# of years)	1	1	1	5
Condition	Excellent	Excellent	Excellent	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,749	1,400	1,599	1,706
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.		--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.07 acres	0.15 acres	0.08 acres
Other	None	None	None	None
Net Adjustment	--	+\$8,775	+\$900	-\$625
Adjusted Price	--	\$337,775	\$356,250	\$389,275
* Sold 2 is the most comparable sale to the subject. ¹ Comp's "Miles to Subject" was calculated by the system. ² Comp's "Miles to Subject" provided by Real Estate Professional. ³ 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	Breakage: 8725/gla, 50/lot 3 bedrooms home, 2.5 baths, Dishwasher, Disposal, Microwave, Refrigerator Ceiling Fan, Laundry Room, Paint Woodwork.
Sold 2	Breakage: 3750/gla, -350/lot, -2500/garage Home with walk-in closets and large windows that flood the rooms with natural light —creating warm, welcoming spaces for family or guests.
Sold 3	Breakage: 1075/gla, 0/lot, 800/age,-2500/garage This home has 3 bedrooms and 2.5 baths, Laundry Room, Paint Woodwork Covered Patio, Covered Porch, 2 car attached garage.

Subject Sales & Listing History							
Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject Sales & Listing History is not available for the past 12 months			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		0					
# of Sales in Previous 12 Months		0					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy		
	As Is Price	Repaired Price
Suggested List Price	\$375,000	\$375,000
Sales Price	\$365,000	\$365,000
Comments Regarding Pricing Strategy		
Comps chosen were more appropriate than closer comps available and were adjusted for in regards to any discrepancies to subject. The sales Comparison Approach was used. This approach uses the values indicated by recent sales and listings of comparable properties in the marketplace as guidelines for determining a fair market value of the subject property. Comp selection was focused on providing FMV transactions, while also offering recent market sales. The subject should be valued with recent market sales, offering a consistent and accurate market value for the home. Subject's final value was based on most recently closed sales similar to subject and currently listed properties in direct competition with the subject property. Most weight is given to sale 2 due to similar in beds, baths and recently sold comp provided. List 1 Comp were weighted the most and similar in bedrooms, bathrooms and age.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's

Notes

The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Other

Listing Photos

L1 2548 NW 131st ST
Oklahoma City, OK 73120



Front

L2 2524 NW 131st ST
Oklahoma City, OK 73120



Front

L3 2524 NW 130th ST
Oklahoma City, OK 73120



Front

Sales Photos

S1 13108 Maplewood AVE
Oklahoma City, OK 73120



Front

S2 2536 NW 132nd PL
Oklahoma City, OK 73120



Front

S3 2524 NW 132nd PL
Oklahoma City, OK 73120



Front

ClearMaps Addendum				
Address	★ 2517 Nw 131st St, Oklahoma City, OK 73120			
Loan Number	NA	Suggested List	\$375,000	Suggested Repaired \$375,000
			Sale	\$365,000

Addendum: Report Purpose

Market Approach and Market Time

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: 02/07/2025

Purpose:

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, etc.
5. Do not approach occupants or owners. Do not trespass onto private property for any reason. Whenever possible do not leave your vehicle.
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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiprovder@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

Photo Instructions:

In the case of camera malfunction and/ or if an inspector fails to inspect the property, it is prohibited to request another individual for photos.

1. Photos should be clear of car window glare, door frames, and mirrors.
2. Current and original photos of all sides of the subject (back of the subject in available)
3. Damages (upload enough photos to support your repair cost estimates)
4. Please provide close up photos of the subjects roof
5. Two street scene photos, one looking each direction down the street
6. One view photo looking across the street from the subject
7. One address verification photo
8. MLS photos of all (3) sold comparables, if available
9. MLS photos of all (3) listing comparables, if available

Broker Information			
Broker Name	WILLIAM GAIGE	Company/Brokerage	Gaige Resource Group
License No	175838	Address	1800 Kamber Terrace EDMOND OK 73003
License Expiration	02/28/2029	License State	OK
Phone	3156577068	Email	Wagaigejr@yahoo.com
Broker Distance to Subject	4.57 miles	Date Signed	04/13/2026
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.



Due Date: 05/13/2026

Wire/ACH Information:
Bank Name: Columbia Bank
Address: 500 Auburn Folsom Road
Auburn, CA 95603
Routing/ABA Number: 123205054
Account Name: ClearCapital.com, LLC
Account Number: 991200338

Tracking 1		Loan Number	Customer Provided Unique Id	Trustor	Property	Price	Total
Order: 58c8f583-e668-4827-993d-0b4a63d23530, Ordered on 04/08/2026 by Web Service User (Order ID: 11055723: 1 Prop at \$123.6)							
1)	58c8f583-e668-4827-993d-0b4a63d23530	NA		Dominium Two, LLC	2517 NW 131st St Oklahoma City OK 73120	\$123.60	
	Drive-by BPO						
Order Subtotal:							+\$123.60
State Sales Tax:							\$0.00
Payment:		04/08/2026 11:09:02 AM PDT - Card Holder: hannah@nhimble.com Credit Card Fee: \$3.60					- \$123.60
Order Balance:							\$0.00
Invoiced Amount:							\$0.00



Space above this line for recording data

\$26.00
Doc Stamps \$1597.50

1. Type of Document: Deed
2. Date of Document: April 17, 2026
3. Grantor/Seller Name: Bespoke Highland Pointe LLC
Address: 16512 Arthurs Cir, Edmond, OK 73012
4. Grantee/Buyer Name: Dominion Two, Inc.
Address: 26562 60 Avenue Langley, British Columbia, Canada V4W 1V7,
5. Legal description or location of legal description in the document:

TRACT A:

Lot Thirteen (13), in Block Three (3), of HIGHLAND POINTE PHASE 1, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TRACT B:

Lot Fourteen (14), in Block Three (3), of HIGHLAND POINTE PHASE 1, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TRACT C:

Lot Fifteen (15), in Block Three (3), of HIGHLAND POINTE PHASE 1, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

After Recording Return To:
Buffalo Land Abstract Company, Inc.
7306 South Lewis Avenue
Tulsa, OK 74136
2603-0032-02

Tax I.D. No.:

Mail Tax Statement To:

10016 New Devon St
Munster, IN 46321

After Recording Return To:

Buffalo Land Abstract Company, Inc.
7306 South Lewis Avenue
Tulsa, OK 74136

WARRANTY DEED
(LLC - Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Bespoke Highland Points LLC**, party of the first part, in consideration of the sum of ***TEN AND NO/100***** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto **Dominium Two, Inc.**

party of the second part, the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

TRACT A:

Lot Thirteen (13), in Block Three (3), of HIGHLAND POINTE PHASE 1, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TRACT B:

Lot Fourteen (14), in Block Three (3), of HIGHLAND POINTE PHASE 1, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TRACT C:

Lot Fifteen (15), in Block Three (3), of HIGHLAND POINTE PHASE 1, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

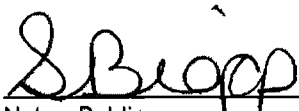
SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Bespoke Highland Pointe LLC
BY: 
Shawn Lawrence
Manager

ACKNOWLEDGMENT

State of Oklahoma County of Oklahoma ss:
The foregoing instrument was acknowledged before me on this 10th day of April, 2026 by Shawn Lawrence as
Manager of Bespoke Highland Pointe LLC.

My Commission Expires: 


Notary Public,

Closing Agent: Buffalo Land Abstract Company, Inc.
File Number: 2603-0032-02
Underwriter: Fidelity National Title Insurance Company

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF ~~OKLAHOMA~~ ^{GA} Virginia)
COUNTY OF ~~OKLAHOMA~~ ^{GA} Loudoun) ss.
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned CHRISTINE COFFEY
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Authorized Signatory (role, such as titled officer or trustee) of DOMINIUM TWO, INC. (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

CHRISTINE COFFEY

AFFIANT, individually and as authorized agent of the Entity

04/08/2026

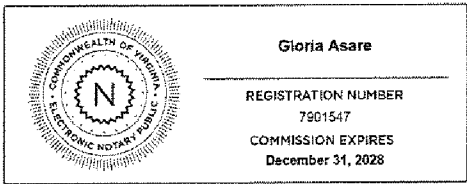
Date

The foregoing instrument was subscribed and sworn to before me this 8th day of APRIL, 2026, by CHRISTINE COFFEY

My Commission Expires: 12/31/2028

My Commission Number: 7901547

 Electronic Notary Public
NOTARY PUBLIC Gloria Asare





ESIGN CONSENT AND DISCLOSURE

This consent form provides you with information about our electronic records and electronic signature procedures, and your rights related to completing your real estate transaction electronically ("eClosing"). Once you have reviewed this information, you will be asked to sign this form electronically in order to demonstrate your affirmative consent to receive information about your eClosing using electronic records. If you consent to eClosing, you will also be signing documents electronically.

- 1. You have the right to conduct your closing using paper documents. If you wish to do so, you should not sign this consent.
- 2. If you consent to conducting your closing electronically, you may request paper, or nonelectronic, copies of any of your eClosing documents by emailing the title/settlement/escrow agent or lender associated with your transaction, if they offer this service. Proof may also, if permitted by the applicable title/settlement/escrow agent or lender associated with your transaction, provide the ability to access, view, and print copies of your completed documents through your account. You can download and print these documents directly using the print function in your account. However, Proof does not guarantee that these documents will always be available for printing, as access is provided as a courtesy. You may request the deletion of certain documents, but if your request is fulfilled, you will no longer have electronic access to those documents or be able to download or print copies.
- 3. You can withdraw your consent to receive information electronically at any time by emailing us at support@proof.com or using the following link: <https://www.proof.com/resources/econsent-withdrawal>. If you withdraw your consent before your eClosing is complete, you will not be able to complete your closing using our platform. Proof will not charge you additional fees for withdrawing your consent, but the withdrawal could have a financial impact on you. For example, you could be charged for a rescheduled closing, your loan terms could change if certain documents expire, and if you are purchasing property, the seller may impose certain costs or cancel the sale.
- 4. This consent applies to your real estate transaction and the process of closing it.
- 5. You can change your contact information by logging into your account and editing your profile.
- 6. In order to access and retain these electronic records, you will need the following hardware and software:
 - 6.1 PC, Mac, or mobile device with a screen size and resolution that permits you to read documents and adequate memory to display and store documents;
 - 6.2 Webcam, microphone and speaker sufficient to support a live, real time audio-video connection;
 - 6.3 Windows Vista or later, Mac OSX 10.6 or later, or current versions of Android or iOS operating systems;
 - 6.4 Acrobat Reader v 6.x or later with JavaScript and browser display enabled;
 - 6.5 Broadband internet access;
 - 6.6 An email account;
 - 6.7 For mobile devices, you must install one of the following web browsers with cookies and JavaScript enabled: Firefox v. 2.0 or later, Chrome version 1.2 or later; and
 - 6.8 A printer if you want to print documents.
- 7. By signing this consent and engaging in an eClosing, you will demonstrate that you have hardware and software that meets the requirements described in paragraph 6.

I have read the information provided above and consent to conducting my eClosing by receiving disclosures using electronic records and electronically signing documents.

<i>CHRISTINE COFFEY</i>	04/08/2026	Christine Coffey
Signer Signature	Dated	Print/Type Signer Name



March 4th, 2026

Roofstock
2001 Broadway STE 400
Oakland, CA 94612

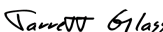
Jarrett Glass
Head of Brokerage & Retail Investments

To: Imperium Dominium, LTD

Roofstock engages independent third-party brokers to complete Broker Price Opinions (BPOs). This approach ensures that each BPO is prepared by an external professional who is not directly employed by Roofstock, maintaining objectivity and independence in the valuation process.

Once completed, our team at Roofstock reviews each BPO to confirm consistency, accuracy, and that all key components are properly addressed.

Thank you,

Signed by:

8595873ED6654BA...

Jarrett Glass
Roofstock - Head of Brokerage & Retail Investments