

EXHIBIT B
SCOPE OF SERVICES AGREEMENT 2026-01
Just Appraised Inc.

THIS SCOPE OF SERVICES AGREEMENT (“SOSA”) is made and entered into this _____ day of _____ 2026, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the “County”), and **Just Appraised Inc.**, authorized to do business in Colorado (the “Company”). The County and the Company are collectively referred to herein as the “Parties”.

RECITALS

WHEREAS, the Parties entered into an active SaaS Services Agreement dated December 29, 2025, (the “Agreement”) for the Company to perform services for the County governed and executed through Scope of Services Agreements (the “SOSA”); and

WHEREAS, the County would like the Company to provide professional services for the implementation of Company’s Deed Automation SaaS Product, including provision, configuration, installation, integration with other County systems, and end user training, as well as ongoing software access to the Company’s software system (the “Platform”) and ongoing customer support; and

WHEREAS, the County has budgeted and appropriated the necessary funds to satisfy the financial obligations set forth in this SOSA.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the Parties agree as follows:

1. **SaaS SERVICES AGREEMENT:** This SOSA is subject and subordinate to the terms and conditions specified in the SaaS Services Agreement, executed between the County and the Company.
2. **CYBERSECURITY REQUIREMENTS:**
 - a. If the Contractor has access to the Douglas County Network systems, the Contractor and its associated personnel shall complete the Douglas County Cyber Security Awareness training prior to the start of work and access to any Douglas County facility or information system. This training is issued up to four (4) times per year.
 - b. Just Appraised shall not have access to CJIS information through Douglas County's Network system.
3. **SCOPE OF WORK:** All services described in Exhibit C, attached hereto and incorporated herein, shall be performed by the Company.
4. **MAXIMUM CONTRACT LIABILITY:** Any other provisions of this SOSA notwithstanding, in no event shall the County be liable for payment under this for any amount in excess of **ONE HUNDRED FORTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$145,00.00)**. The County is not under obligation to make any future apportionment or allocation to this SOSA. Any potential expenditure for this SOSA outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

5. **TERM:** It is mutually agreed by the Parties that the term of this SOSA shall commence as of 12:01 a.m. on **February 1, 2026**, and terminate at 11:59 p.m. on **January 31, 2027**. This SOSA and/or any extension of its original term shall be contingent upon annual funding being appropriated, budgeted and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding term.
6. **COUNTY EXECUTION OF AGREEMENT:** This SOSA is expressly subject to and shall not be or become effective or binding on the County, until execution by all signatories of the County.

EXHIBIT C

JUST APPRAISED

SAAS SERVICES ORDER FORM AND STATEMENT OF WORK (DEEDS)

This Order Form is effective as of FEBRUARY 1, 2026, (the “Order Form Effective Date”) and is governed by the terms and conditions of the SaaS Services Agreement entered into by Just Appraised Inc. and the undersigned customer on FEBRUARY 1, 2026, (the “Agreement”). By signing this Order Form, Customer expressly agrees to be bound by the terms of conditions of the Agreement, which are incorporated herein by reference. Capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Agreement.

Customer: BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO	Contact: Toby Damisch
Address: 100 Third St Castle Rock, CO 80104	Phone: 303-660-7450
	E-Mail: tdamisch@douglas.co.us
Initial Term One Fee: \$90,000.00 for Initial Term One (the “ <u>License Fee</u> ”) to be invoiced in a single lump sum at the beginning of Initial Term One and paid in accordance with Section 5.2 of the Agreement. After the Initial Term One, License Fee will increase by 5% per year. Implementation Fees: \$55,000.00 Professional Services Fees to be invoiced in a single lump sum on the Order Form Effective Date and paid in accordance with Section 5.2 of the Agreement.	Initial Term One: 2/1/2026 through 1/31/2027.

This Statement of Work (“Statement of Work” or “SOW”) is made as of FEBRUARY 1, 2026, (the “SOW Effective Date”), by and between BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO (“Customer”) and Just Appraised Inc. (“Company”) pursuant to the terms and conditions of the SaaS Services Agreement dated FEBRUARY 1, 2026, as amended from time to time (the “Agreement”). This SOW shall be subject to the terms and conditions of the Agreement and is hereby incorporated by reference into the Agreement. Capitalized terms used but not defined in this SOW have the same meanings as provided in the Agreement. Customer and Company are sometimes referred to herein each individually as a “Party” and collectively as the “Parties.”

Pursuant to the terms and conditions of the Agreement, and for good and valuable consideration, the adequacy and receipt of which are acknowledged by the Parties, the Parties agree as follows:

1. GENERAL TERMS AND DEFINITIONS

1.1 Contact Information.

Company (Just Appraised Inc.): 2261 Market Street #4074, San Francisco, CA 94114

Customer (BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO): 100 Third St, Castle Rock, CO 80104

1.2 Service Location Information. Company will perform the Professional Services remotely.

1.3 CAMA System: the main system of record used by Customer, where property ownership records are maintained. Customer uses Harris Govern - Realware.

1.4 Clerk/Recorder/Registrar System: the main system of record used by Customer’s Clerk/Recorder/Registrar, where official records are maintained. Clerk/Recorder/Registrar uses Landmark.

2. SCOPE OF SERVICES

2.1 Overview.

Company will work with Customer to provision Company’s Transfer of Ownership application (“Platform”) for Customer’s Property Tax Deeds Department.

Within this Statement of Work, Company will work with Customer to:

- Introduce and train functional users on the Platform
- Satisfy technical requirements needed to develop, configure and deploy the Platform
- Understand Customer’s needs and identify any configurations
- Review configurations with Customer, conduct User Acceptance Testing, and complete the roll out of the application

2.2 Data Exchange Mechanisms.

The following ongoing data exchange mechanisms are covered under this Statement of Work:

#	Item	Agreed Upon Method
1	Recorded document image access from the Clerk	Customer is responsible for sourcing deeds and TD1000s from the County Clerk's System of record - Landmark. Customer to provide Company with direct access to the SFTP server within their network where Deeds and TD1000 images will be stored. Company to set up an SFTP sync between the Customer SFTP server and a Company SFTP server.
2	Transfer of full parcel and ownership data from CAMA System to Company	Company to pull CAMA data via direct-to-database access. Customer is responsible for granting read-only database access to the Company and set-up Virtual Machine(s) and VPN to provision this.
3	Transfer of data for a single deed's transfer information from Company to CAMA System	Company to update CAMA data via CAMA Provider API. Customer is responsible for authorizing Company to keep API access open.

Customer agrees to the above methods. Substantial changes to scope beyond what is described in this section will require Company review and may require an amendment to this Statement of Work along with additional fees and/or changes to implementation timeline.

Customer shall provide a name and point of contact from CAMA System Provider at the request of Company.

2.3 Document Data Extraction

Company's Platform automates the processing and data extraction of information from scanned document images.

For documents that entail an ownership transfer (*referred to by the Customer as Sale Documents*), the Platform will create and/or update sale and ownership records in the Customer's CAMA. For documents that do not entail an ownership transfer (*referred to by the Customer as Non-Sale Documents*), the Platform will create and/or update sale records only in the Customer's CAMA; ownership records will not be created or updated.

The Platform will automate processing and data extraction for all Sale Documents. The Platform will also automate processing and data extraction for Non-Sale Documents provided that such documents contain identifiable and readable parcel and ownership information and do not present limitations that prevent CAMA processing.

Documents that do not permit reliable identification of a parcel or owner, or that fail to satisfy the validation requirements of the applicable CAMA provider, are out of scope for automated CAMA updates or automated data extraction. The Platform will classify and route such documents for review by Customer personnel.

Document classification and routing criteria will be mutually defined during the implementation phase.

Extracted data and flags will include only:

Sale Document Fields

Parcel Match Reception number Doc Fee Total Purchase Price Grantee Names Grantee Address	Recorded Date Grantor Sale Date Book Page Instrument Type	Metes/Bounds Flag Multi-Parcel Flag Joint Tenancy Flag Tenants in Common Flag Partial Interest Flag
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Non-Sale Document Fields

Parcel Match Reception Number Doc Fee	Recorded Date Grantor Instrument Type	Grantee Sale Date
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TD1000 Document Fields

Type Property Purchased Date of Closing Date of Contract Total Sales Price Contracted Price Personal Property Itemization Personal Property Total Trade or Exchange Trade Value IRS Code Section 1031 100% Interest Partial Interest Percent Partial Interest Sale and Amount Related Parties Condition of Improvement Type of Financing Total Amount Financed Terms Type Interest Rate Length of Time Balloon Balloon Payment Amount Balloon Due Date	Type of Sale Seller Assisted Downpayment Seller Concessions Special Terms Specified Terms Appraisal Franchise Fee Franchise Fee Value Installment Land Contract Installment Land Contract Date On-site Inspection Additional Information Buyer Date Buyer Name Seller Date Seller Name Buyer Address Buyer City Buyer State Buyer Zip Buyer Phone Buyer Email
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2.4 Launch Phases & Timelines.

Completion dates and milestones are contingent on Customer's i) timely and substantive participation in all activities described, ii) timely provision of access to all systems and databases as requested, and iii) access to qualified, authorized personnel who can provide all necessary guidance to Company's implementation team with respect to

workflows and requirements. Substantial changes to scope beyond what is described in this section will require Company review and may require an amendment to this SOW along with additional fees and/or changes to implementation timeline.

2.4.i Kickoff Phase.

Key milestones for the kickoff phase include:

- Holding a kickoff meeting (attendees: Deeds Manager, Deeds User, Mapping Manager, IT Representative, Clerk's Office Representative, Company launch team). Agenda:
 - Meet key stakeholders
 - Discuss objectives for Platform
 - Discuss Customer systems and how Platform will integrate with Customer systems:
 - Deeds access: the attendance of a representative from the Clerk's Office or Clerk Vendor will greatly assist a successful launch
 - IT access: system architecture, IP addresses, permissions
 - Computer-Assisted Mass Appraisal ("CAMA") system
 - Discuss timeline and milestones
- Deeds process discussion and access (attendees: Deeds Manager, Deeds User, Mapping Manager, Company launch team). Agenda:
 - Review agreed upon Deed Access method (per Section 2.2)
 - Understand how deeds documents are routed
 - Understand which stakeholders are involved at each step in deeds processing
 - Obtain access to deed images
- CAMA system access
 - Review agreed upon CAMA system access method (per Section 2.2)
 - Obtain access to CAMA based on agreed upon methods
- IT access requirements
 - Review agreed upon IT requirements (per Section 3)
 - Obtain IT requirements

2.4.ii Launch Phase.

The key activities for the launch phase include:

1. Design- The purpose of design is to understand the Customer's current workflow and requirements in order to design a solution that satisfies those business requirements in the Platform. Some of the discovery activities include:
 - Customer conducting a CAMA system walkthrough with Company to understand how deeds data is handled within Customer systems (e.g. how are names formatted).
 - Business rules conversation to understand how deeds data is handled within Customer systems (e.g. how are names formatted)
 - Creation and Customer approval of a solutions document to conclude discovery. The solutions document will describe:
 - Customer's existing deeds process
 - How Customer's deeds workflow will be automated in Platform, including detailed descriptions of data types, fields, and configurations (including specific document types to be filtered out or displayed using "Data Extract" / "No Data Extract" workflows)
 - Note: Routing and extraction are described in more depth in Section 2.3
 - Extracted data and flags per Section 2.3
 - How Platform output will be reflected in Customer's CAMA system database
 - Note: Limitations on what Company can update in CAMA System are specified in Section 2.5

2. Build - during this step of the launch phase, all the integrations will be developed as well as the configuration of Platform in accordance with the Customer approved solutions document. Other activities in this step are:
 - External Design Review meeting:
 - Present customizations to Platform per approved solutions document
 - Gather feedback from Customer stakeholders
 - Company to iterate on customizations to Platform as needed
 - Deed uploads into the Sandbox/Testing environment
3. Advanced User Training - Training on the Platform.
4. Technical Internal Testing - the purpose of technical internal testing is for the Solutions Engineer (“SE”) to ensure that the Platform is functioning properly from a technical perspective and is in a state of readiness for User Acceptance Testing (“UAT”).
 - Activate Platform integration to Customer CAMA system
 - Test Platform workflows with data from Customer CAMA system
5. UAT - the purpose of UAT is for the day-to-day functional users to confirm the system is configured as per the requirements gathered during the design phase and documented in the solutions document.
 - Customer works through test cases provided by SE, documenting results
 - Customer to indicate final acceptance of Platform as implemented for Customer’s workflow

2.4 iii Go Live

Go-Live - Launch of Platform for use with live data to conclude the launch phase. Company will conduct:

- Review of CAMA database updates to confirm Platform is working per solutions document
- Daily check-in meetings with Customer users of the Platform for 1-2 weeks after launch
- Introduction to Support, and handoff to Customer Success Manager (CSM) if applicable

2.5 Scope Limitations

The following are not included in the scope of this Statement of Work:

- Extraction of data from any document types not explicitly listed in Section 2.3 is out of scope
- Extraction, from deed documents, of any data fields not explicitly listed in Section 2.3 is out of scope
- Extraction, from TD1000 documents, of any data fields not explicitly listed in Section 2.3 is out of scope
- Triggering actions (aside from using existing Realware APIs to update data) within Customer’s CAMA system (e.g. generate mailing letters, recalculate) is out of scope
- Updating additional systems apart from Customer’s primary CAMA system is out of scope
- Conversion to a new CAMA system (should customer require assistance, a Change Order can be requested)
- Static IP Addresses for outbound connections from Customer network to Company API and SFTP site
- Single Sign On capabilities

3. **TECHNICAL REQUIREMENTS**

3.1 Requirements

This SOW includes an integration into Customer’s CAMA system. Company requires access to a pre-production or “test” CAMA environment for testing prior to deploying Platform in a CAMA production environment, in addition to access to the production CAMA environment.

The following are required to successfully execute the integration:

- Provisioning of virtual servers for Company to install integration services
- On-premise access to Customer’s network to the provisioned virtual servers
- Read only access to Customer’s CAMA database (production and test) and IP address of database server

- Ability to install deployment managers (e.g. NinjaOne), log collectors (e.g. Sumologic). Remote deployment technology is a critical part of Company's ability to offer low prices to Customer. Should Customer or Customer IT decline to allow Company to install remote deployment technologies, Company retains the right to increase the annual fees associated with this Statement of Work
- Ability to connect to Just Appraised SFTP site from on-premise servers over port 22
- Ability to connect to Just Appraised API endpoints from on-premise servers over port 443
- Ability to connect to CAMA Database Server from on-premise servers
- API Credentials / Access to write into Harris instance

Note: Platform requires connections to tools to: provide client-side analytics (e.g. user bounce rate, etc.), monitor Platform performance (e.g. page load time, etc.), monitor errors (e.g. automatically identify specific information about bugs, etc.), and manage logs. These tools may include externally-hosted industry-standard services.

3.2 CAMA Company Requirements

Company has successfully executed an integration with CAMA provider in the past. Should Customer require customizations beyond the generic version of the data sync exports and real-time data loader supported by CAMA Provider, Customer shall be responsible for any and all fees associated with said customizations.

Customer agrees to be actively engaged in requesting timelines and updates from CAMA provider, as needed based on input from Company. Customer acknowledges that timelines for successful delivery of this project depend on active participation from Customer and CAMA Provider. Customer agrees to participate in weekly check in meetings with Company and CAMA Provider, should Company request such meetings.

4. CHANGE MANAGEMENT

Both Company and Customer must be committed to the project scope and timeline to ensure the successful delivery of the effort outlined in this SOW. The Company will make reasonable accommodations to the Customer's needs. Customer change requests are subject to Company review and approval before execution. Approved change requests that are considered outside the scope of this SOW will be delivered based on the availability of Company resources. Depending on the scope of the change request, it may not be completed during the duration of the project baseline timeline indicated in this SOW.

5. FEES AND PAYMENT

As consideration for the Professional Services provided by Company under this SOW, Customer shall pay Company the Professional Services Fees specified in the Order Form. Such fees shall be invoiced and paid in accordance with Section 5 of the Agreement.

6. SOW TERM

The term of this SOW begins on the SOW Effective Date and shall continue through the end of all Terms listed in the Order Form, or any future renewal terms.

By signing below, the Parties acknowledge and agree to all of the terms and conditions of Exhibit B and Exhibit C, including the scope and timeframe of the work identified herein.

IN WITNESS WHEREOF, authorized persons representing each Party have executed this Exhibit B and Exhibit C as of the SOW Effective Date.

JUST APPRAISED INC.

CUSTOMER: BOARD OF COUNTY
COMMISSIONERS OF THE COUNTY OF
DOUGLAS, STATE OF COLORADO

By: _____

By: _____

Name:

Name:

Title:

Title:

Date:

Date: