

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF COLORADO

IN RE:)	
)	Case No. 12-15371-HRT
RONALD P. LEWIS)	
SSN: XXX-XX-2125)	Chapter 11
)	
CAROL J. LEWIS)	
SSN: XXX-XX-7102)	
)	
Debtors.)	

IN RE:)	
)	Case No. 13-17669-HRT
BUFFALO PARK DEVELOPMENT, CO)	
EIN: 84-0562757)	Chapter 11
)	
Debtor.)	
)	Jointly Administered Under
)	Case No. 12-15371-HRT

**DISCLOSURE STATEMENT TO ACCOMPANY JOINT PLAN OF
REORGANIZATION DATED AUGUST 30, 2013**

I. INTRODUCTION

RONALD P. LEWIS and CAROL J. LEWIS (the “Lewises”) and BUFFALO PARK DEVELOPMENT COMPANY (“Buffalo Park”) (collectively, the “Debtors”) have prepared this Disclosure Statement (the “Disclosure Statement”) to accompany their Chapter 11 Joint Plan of Reorganization Dated August 30, 2013 (the “Plan”) filed in the above-referenced Chapter 11 cases. This Disclosure Statement is being provided to all creditors and interest holders of the Debtors. The Disclosure Statement is subject to approval, pursuant to 11 U.S.C. § 1125, by the United States Bankruptcy Court for the District of Colorado (the “Court”) as containing adequate information to enable creditors and interest holders to determine whether to accept or reject the Debtors’ Plan. The Court’s approval of this Disclosure Statement does not constitute a decision on the merits of the Plan. No representations about the Debtors or the Plan are authorized except as contained in this Disclosure Statement, and you should not rely in making a decision in regard to voting on any representation that is not contained herein. Capitalized terms contained in this Disclosure Statement

that are defined in the Plan have the same meaning as set forth in the definitional section of the Plan.

The Court will conduct a hearing on the merits of the Plan and its confirmation currently scheduled for _____, _____, 2013 at __:00 .m. at the **United States Bankruptcy Court, Byron Rogers Courthouse, 1929 Stout Street, Courtroom C-203, Denver, Colorado 80202**. You may attend this hearing if you wish. However, if you desire to oppose the Confirmation of the Plan, you must follow the steps set out in the Court's Order fixing the time for filing objections to the Plan and for filing Ballots accepting or rejecting the Plan, which accompanies this Disclosure Statement. If you are the holder of an Allowed Claim, your vote on the Plan will be counted regardless of whether you decide to appear at the hearing on Confirmation.

ALTHOUGH THE DEBTORS BELIEVE THAT THE INFORMATION CONTAINED IN THIS DISCLOSURE STATEMENT IS ACCURATE, NEITHER THEY, THEIR RESPECTIVE AGENTS, NOR THEIR RESPECTIVE ATTORNEYS WARRANT THE ACCURACY OF ANY PROJECTIONS OR DISCUSSION OF FUTURE EVENTS CONTAINED IN THIS DISCLOSURE STATEMENT. ANY FINANCIAL INFORMATION CONTAINED IN THIS DISCLOSURE STATEMENT IS BASED UPON INFORMATION OBTAINED FROM THE DEBTORS. FINANCIAL INFORMATION CONTAINED HEREIN HAS NOT BEEN SUBJECT TO AN AUDIT, UNLESS EXPRESSLY STATED OTHERWISE. THE DEBTORS' LEGAL COUNSEL ARE NOT AUDITORS NOR ACCOUNTANTS AND HAVE NOT MADE AN INDEPENDENT INVESTIGATION OF THE ACCURACY OF THE INFORMATION SET FORTH IN THIS DISCLOSURE STATEMENT BEYOND THAT REQUIRED UNDER FEDERAL RULE OF BANKRUPTCY PROCEDURE 9011.

THIS DISCLOSURE STATEMENT HAS NOT BEEN APPROVED OR DISAPPROVED BY THE SECURITIES AND EXCHANGE COMMISSION, NOR HAS THE COMMISSION PASSED ON THE ACCURACY OR ADEQUACY OF THE STATEMENTS CONTAINED HEREIN. THIS DISCLOSURE STATEMENT CONTAINS A SUMMARY OF THE PLAN. THIS SUMMARY IS NOT INTENDED TO REPLACE THE PLAN. IT IS IMPORTANT THAT YOU READ BOTH THE PLAN AND THE DISCLOSURE STATEMENT BEFORE VOTING TO ACCEPT OR REJECT THE PLAN.

FURTHER, THE LEWISES HEREBY GIVE NOTICE THAT THEY INTEND TO SEEK COURT APPROVAL TO CLOSE THEIR BANKRUPTCY CASE PRIOR TO ENTRY OF DISCHARGE. THE LEWISES ANTICIPATE REOPENING THEIR CASE FOR ENTRY OF THEIR DISCHARGE FIVE YEARS AFTER THE EFFECTIVE DATE OF THE PLAN OR AT SUCH TIME AS THE OBLIGATIONS SET FORTH IN THE PLAN HAVE BEEN COMPLETED.

This Disclosure Statement is provided to you along with a copy of the Debtors' Plan and a Ballot to be used for voting on the Plan. Please complete the Ballot according to the instructions contained on the Ballot if you intend to vote for or against the Debtors' Plan. Each creditor or interest holder may vote on the Plan by completing the enclosed Ballot and returning it to counsel at the address set forth below:

Ballots for Ronald and Carol Lewis:

Jeffrey S. Brinen
Kutner Brinen Garber, P.C.
303 East 17th Avenue, Suite 500
Denver, Colorado 80203

Ballots for Buffalo Park Development, Co.:

Robert Padjen #14678
Laufer and Padjen, LLC
5290 DTC Parkway, Suite 150
Englewood, CO 80111

The Court set _____, 2013 as the last day to vote on the Plan (the "Balloting Deadline"). ACCORDINGLY, IN ORDER FOR YOUR VOTE TO COUNT, BALLOTS MUST BE RECEIVED BY COUNSEL FOR THE DEBTORS AT THE ADDRESS STATED ABOVE **BEFORE 5:00 P.M.** ON THE BALLOTING DEADLINE.

Recommendation. As set forth below, Debtors firmly believe that the Plan represents the best alternative for providing the maximum value for creditors. The Plan provides creditors with a distribution on their Claims in an amount greater than any other known potential option available to the Debtors. **Debtors strongly believe that confirmation of the Plan is in the best interest of creditors and recommend that all creditors entitled to vote on the Plan vote to accept the Plan.**

Voting Requirements. Holders of claims against the estates are segregated into voting classes of Claims under the Plan. Pursuant to the Bankruptcy Code, only Classes of Claims or Interests that are "impaired" under the Plan are entitled to vote to accept or reject the Plan. Holders of Claims in any Classes that are unimpaired by the Plan are not entitled to vote. Under 11 U.S.C. § 1126(f), any class of Claims that is not "impaired" by the Plan is conclusively presumed to have voted to accept the Plan. Under 11 U.S.C. § 1124, a class is "impaired" by a plan unless the legal,

equitable, and contractual rights of each Claim holder within the Class are left unaltered by the plan or unless certain other conditions specified more fully in the statute pertain.

Thus, only holders of Claims in Classes that are “impaired” under the Plan, but not deemed to have rejected or accepted the Plan, are entitled to vote on the Plan. Accordingly, only the holders of claims in Classes 2 through 30 (except Class and 25) are entitled to vote on the Plan in the Lewis case and only the holders of claims in Classes B through I (except Class D) are entitled to vote on the Plan in the Buffalo Park case. Voting on the Plan shall be pursuant to the provisions of the Bankruptcy Code and the Bankruptcy Rules, and a Class shall have accepted the Plan if the Plan is accepted by at least two-thirds in amount and more than one-half in number of the Allowed Claims of such Class actually voting.

Joint Plan. The Debtors’ Plan is a joint Plan for the two different Debtors’ estates. The cases are jointly administered. The creditors of each case will vote on the provisions particular to their case under the Plan. The creditors of the Lewis estate will vote on the portion of the Plan applicable to them, and the creditors of the Buffalo Park estate will vote on the portion of the Plan applicable to them. It is not a requirement of the Plan that the Plan be confirmed in both cases for it to become effective in a particular case. The Plan may be confirmed in both cases or only in one case. If confirmed in one case it will only be effective in the case in which it is confirmed.

Voting Classes. As noted above, each holder of an Allowed Claim in Classes 2 through 30 (except Class 25) shall be entitled to vote to accept or reject the Plan in the Lewis case. Each holder of an Allowed Claim in Classes B through I (except Class D) shall be entitled to vote to accept or reject the Plan in the Buffalo Park case.

Deemed Acceptance of Plan. Unimpaired classes are conclusively presumed to accept the Plan pursuant to 11 U.S.C. § 1126(f). With respect to the Lewis estate, Classes 1, 25, and 31 are unimpaired by the Plan. With respect to the Buffalo Park estate, Classes A, D and J are unimpaired by the Plan.

Deemed Rejection of Plan. Classes that receive and retain nothing under the Plan are deemed to reject the Plan pursuant to 11 U.S.C. § 1126(g). No Class will receive nothing under the Plan, and, therefore, there are no classes deemed to have rejected the Plan.

One Vote Per Holder. If a holder of a Claim holds more than one Claim in any one Class,

all Claims of such holder in such Class shall be aggregated and deemed to be one Claim for purposes of determining the number of Claims voting for or against the Plan.

Disputed Claims. In order to simplify the voting procedure, ballots will be sent to known holders of all Claims in voting classes, including Disputed Claims. However, the Bankruptcy Code provides that only the holders of Allowed Unsecured Claims, Allowed Priority Claims, Allowed Secured Claims, and Allowed Interests (or Claims and Interests which are deemed allowed) are entitled to vote on the Plan. A Claim to which an objection has been filed or an otherwise Disputed Claim is not an Allowed Claim unless and until the Bankruptcy Court rules and allows the Claim. Further, the holders of any Claims disallowed by order of the Bankruptcy Court will not be allowed to vote. The Bankruptcy Code provides, however, that the Bankruptcy Court may temporarily allow a Disputed Claim for purposes of voting on the Plan. Therefore, although holders of Disputed Claims will receive ballots, their votes will not be counted unless the Bankruptcy Court, upon request by the holder of a Disputed Claim, temporarily allows such Claim for purposes of voting on the Plan.

II. CHAPTER 11 AND PLAN CONFIRMATION

Chapter 11 of the United States Bankruptcy Code is designed to allow for the rehabilitation and reorganization of financially troubled entities or individuals. Chapter 11 allows Debtors to retain their assets during administration of their Chapter 11 case as Debtors-in-Possession and, following confirmation of a Plan, as reorganized Debtors pursuant to the Plan. Once the Court has approved a Plan of Reorganization, the Plan of Reorganization constitutes the permanent restructuring of Debtors' financial obligations. The Plan also provides a means through which the Debtors will restructure or repay their obligations.

The Plan of Reorganization divides creditors into classes of similarly situated creditors. All creditors of the same Class are treated in a similar fashion. All member Interests are also classified and treated alike. Each Class of creditors or interest holders is either impaired or unimpaired under the Plan. As noted above, a Class is "unimpaired" if the Plan leaves unaltered the legal, equitable, and contractual rights to which each creditor in the class is entitled. Alternatively, a claimant is "unimpaired" if the Plan provides for the cure of a default and reinstatement of the maturity date of the claim as it existed prior to the default.

In each of the respective bankruptcy cases, the Bankruptcy Court set a bar date establishing the last date for filing Proofs of Claim. The Court set September 11, 2012 (the “Lewis Bar Date”), as the last date for filing Proofs of Claim and motions or requests for an allowance of an administrative expense claim under 11 U.S.C. § 503(b)(9) in the Lewis case. The Court set September 3, 2013 (the “Buffalo Park Bar Date”), as the last date for filing Proofs of Claim and motions or requests for an allowance of an administrative expense claim under 11 U.S.C. § 503(b)(9) in the Buffalo Park case. The Plan provides that Claims of all Classes shall be allowed only if evidenced by a timely filed Proof of Claim or which otherwise appear in Debtors’ Schedules and are not scheduled as disputed, contingent, or unliquidated, unless subsequently allowed by the Court. Creditors may ascertain whether their claims have been scheduled as disputed, contingent, or unliquidated by reviewing the Debtors’ Schedules and amendments thereto filed with the Bankruptcy Court. Alternatively, creditors may contact Debtors’ counsel directly to determine how their claims have been scheduled.

Chapter 11 does not require that each holder of a Claim against or Interest in the Debtors vote in favor of the Plan in order for the Court to confirm the Plan. The Plan, however, must be accepted by at least one impaired Class of Claims by a majority in number and two-thirds in amount (excluding insider acceptance) of those Claims of such Class actually voting on the Plan. Assuming one impaired Class votes to accept the Plan, it may be confirmed over its rejection by other Classes if the Court finds that the Plan does not discriminate unfairly and is fair and equitable with respect to each Class of Claims or Interests that is impaired by but has not accepted the Plan.

If all Classes of Claims and Interests vote to accept the Plan, the Court may confirm the Plan. Section 1129 of the Bankruptcy Code sets forth the requirements for confirmation. Among other things, Section 1129 requires that the Plan be in the best interest of the holders of Claims and Interests and be feasible through a showing that confirmation will not be followed by the need for further financial reorganization of the Debtor. Pursuant to Section 1129(b)(2)(B), the Plan must also meet the “Absolute Priority Rule.” See *Dill Oil Co. v. Stephens (In re Stephens)*, 704 F.3d 1279, 1281 (10th Cir. Okla. 2013) (the absolute priority rule generally bars junior claimants and interest holders, including individual debtors, from retaining any interest in property under the plan when a dissenting class of senior unsecured creditors has not been paid in full. Except in the case of

individuals who may retain property included in the estate under § 1115.). Each party affected by the Plan should consult its own counsel for further information as to the consequences and complexity of the Absolute Priority Rule and Plan confirmation.

In summary, each class of creditors who is impaired will have an opportunity to vote on the Plan. In the event the requisite majority of each class votes to accept the Plan, the Plan will be deemed accepted by the subject class. If a class of creditors votes to reject the Plan, the Plan may be confirmed over the rejection of the class pursuant to 11 U.S.C. § 1129(b).

III. OVERVIEW OF THE PLAN AND MEANS OF EXECUTION

The Plan divides creditors and interest holders into Classes 1-31 in the Lewis case and Classes A through J in the Buffalo Park case. Treatment of each of the Classes is discussed in greater detail below and in the Plan. The spreadsheet attached as Exhibit A summarizes, for the Lewis bankruptcy estate, the 31 Classes, whether or not each such Class is impaired, and, to the extent determinable, the treatment of each Class (see Exhibit A, Summary of Lewis Classes).

Pursuant to the Plan, the Debtors shall restructure their debts and obligations and continue to operate in the ordinary course of business, including the sale and leasing of properties and operation of their businesses. As set forth in the Plan and this Disclosure Statement, in the Lewis bankruptcy case, the rental income from these properties and the Lewis' disposable income, together with the restructuring of the mortgages and other secured debts, will generate sufficient funds to pay on a pro-rata basis a portion of the Lewis' unsecured debts. For both estates, the reduction of payments to secured creditors as a result of Plan confirmation will have a material beneficial impact on the Debtors' ability to service their debt, including making a distribution to unsecured creditors. The Debtors therefore believe that the Plan represents the best way for creditors to recover on their claims and allows the Debtors to preserve their businesses.

IV. BACKGROUND AND EVENTS LEADING TO CHAPTER 11 FILING

A. Background

The Lewises are individuals who reside at 7400 County Highway 73, Evergreen, Colorado 80439. The Lewises own their residence, as well as real estate investment property and stock in various businesses entities. Their principal occupation involves the ownership and management of their real estate investment and rental properties. They also

receive social security income. The Lewises, particularly Ronald Lewis, have been investing in, developing and managing real property for over sixty years. A summary of the Lewis' real property is included in the attached Exhibit A. A summary of the Lewis' business entities is described below and attached as Exhibit B, with financial statements at Exhibit G. The primary businesses are Buffalo Park Development, Co. ("Buffalo Park") and Evergreen Memorial Park, Inc. ("Evergreen Memorial Park"), both of which have various trade names or d/b/a names. Pursuant to Federal Rule of Bankruptcy Procedure 2015.3, the Lewises have filed with the Bankruptcy Court several reports known as the "Periodic Report Regarding Value, Operations and Profitability of Entities in Which the Estate of Ronald and Carol Lewis Holds a Substantial or Controlling Interest" ("Periodic Report"). The reports were filed on April 26, 2012 (Docket #31), February 7, 2013 (Docket #191, amended at Docket #239), and May 1, 2013 (Docket #240). The information contained in the Periodic Report filed May 1, 2013 (for the period ending 3/31/2013) is discussed below and a copy of the Periodic Report as of March 31, 2013 is attached hereto as Exhibit G.

Additional background information regarding Buffalo Park is contained below in Part V.B. and V.C.2.

B. Events Leading to Chapter 11 Case.

Several events culminated in the necessity for the Debtors to seek protection under Chapter 11 of the Bankruptcy Code. With respect to the investment properties, the Lewises built a number of single family dwellings as part of a development over the last eleven years. The economic crisis that began in 2008, including the general economic downturn and significant decline in real estate values, caused the Lewises to be unable to sell the investment properties at appraised prices. As a result, the Lewises have been renting these properties under residential lease agreements, some of which include purchase options. The economic crisis has also prevented the Lewises from raising rents on the properties to a level that would allow them to meet the payment requirements of many of the mortgages.

Prior to the bankruptcy filing, Ronald Lewis was a party to several legal proceedings, including as plaintiff in a number of eviction proceedings and a right-of-way lawsuit against the

Glenelk Association, Inc. On the Petition Date, Ronald Lewis was also a defendant in a foreclosure proceeding initiated by Aurora Bank, FSB regarding the Lewis' investment property at 6941 Lynx Lair, Evergreen, Colorado. That matter was stayed due to the bankruptcy filing.

Similarly, the economic and real estate crises negatively impacted Buffalo Park's development and sales. Prior to its bankruptcy filing, Buffalo Park was a party to legal proceedings with one of its largest secured creditors, including a foreclosure action (2013CV375) and collection action (13-CV-27) both initiated by Mutual of Omaha LoanPro, LLC. Those proceedings were pending in the Jefferson County District Court, with a foreclosure sale date set for May 8, 2013, but were stayed due to the bankruptcy filing.

Due to the Debtors' financial issues throughout 2008 – 2012, the Chapter 11 could not be avoided. As a result, in order to protect the Debtors, their creditors, and to reorganize their debt, the Lewises filed for protection under Chapter 11 of the Bankruptcy Code on March 21, 2012 (the "Lewis Petition Date") and Buffalo Park filed for protection under Chapter 11 on May 7, 2013. The Bankruptcy Court granted Joint Administration of the two estates on July 18, 2013. With the restructuring provided for in the Plan, the Debtors believe they will be able to service their debt, repay taxes, and also provide a distribution to unsecured creditors.

V. DESCRIPTION OF ASSETS

The following is a brief description of the Debtors' assets.

A. Property of the Lewis Estate

The values provided for the real property (as of the Lewis Petition Date) are based on the Lewis' best estimate, opinion and knowledge of the marketplace, as well as broker price opinions and comparative market analyses when available. Throughout the Disclosure Statement, there are references to Comparative Market Analyses performed by Kevin Wilson. These reports were prepared by Mr. Wilson in May and June 2012 and served as a basis for the values in the Lewis' Amended Schedule A and this Disclosure Statement. Mr. Wilson is a Realtor with Keller Williams Realty in Conifer, Colorado and specializes in selling homes in the Denver Foothills, including Evergreen, Conifer, Golden, Genesee, Morrison, Pine, Bailey, Indian Hills, Littleton, Lakewood and more. Mr. Wilson holds the following licenses, designations or certificates: CPA (Certified Public Accountant), CRS (Certified Residential Specialist), GRI (Graduate Realtor Institute), CMAS

(Certified Mountain Area Specialist), and CDPE (Certified Distressed Property Expert). The Lewis Schedules A and B, as amended, included the following assets:

<u>Asset</u>	<u>Estimated Value</u>
Real Property (see Disclosure Statement Exhibit A)	\$7,582,413.33
First Bank checking (3 accounts)	\$1,189.00
Wells Fargo checking (1 account)	\$155.71
Household goods and furnishings	\$2,362.00
Books and pictures	\$500.00
Clothing	\$1,000.00
Jewelry	\$3,005.00
Smith & Wesson pistol 357	\$350.00
Life insurance policies	\$66,450.00
Merrill Lynch IRA	\$73,068.35
Business Interests (see Disclosure Statement Exhibit B and G)	\$25,000.00
Accounts receivable	\$111,563.73
Vehicles:	
1994 Chevrolet S10 pickup, \$1,600	
2003 Chevrolet Suburban, \$10,000	
2005 Chevrolet Colorado, \$10,000	\$21,600.00
Total	\$7,888,657.12

The asset values set forth above were listed on the Lewis' bankruptcy Schedules A and B, as amended, and represent a gross value for each asset, not a value net of liens. Likewise, the asset values set forth above do not take into consideration the Lewis' exemptions under Colorado law or the cost to liquidate the assets.

B. Property of the Buffalo Park Development Company Estate

The values provided for the real property (as of the Buffalo Park Petition Date) were based on Buffalo Park's best estimate, opinion and knowledge of the marketplace at the time, as well as broker price opinions and comparative market analyses when available. Buffalo Park's Schedules A and B included the following assets:

<u>Asset</u>	<u>Estimated Value</u>
Real Property (See Schedule A)	\$19,750,000.00
Water rights, taps and mains (See Schedule A)	\$ 250,000.00
Accounts receivable (See Schedule B)	\$ 686,061.78
Vehicles (See Schedule B)	\$ 81,040.00

Machinery, fixtures and equipment (See Schedule B)	\$ 10,500.00
Total	\$20,777,601.78

The asset values set forth above were listed on Buffalo Park's bankruptcy Schedules A and B represent a gross value for each asset, not a value net of liens.

Since the Buffalo Park Petition Date, Buffalo Park has obtained a current appraisal, noted below, of part of its real property and has worked with its lenders to refine the values thereof originally estimated by Buffalo Park. Further, Buffalo Park has investigated the feasibility of selling its water rights, taps and mains, and has determined that such a sale would not be feasible due to the legal costs and time required. Buffalo Park has also aged its receivables and conducted an analysis of their collectability. Consequently, Buffalo Park has revised its original estimates of value as set forth below and will file amended schedules to reflect same contemporaneously herewith to reflect the following liquidation values:

<u>Asset</u>	<u>Estimated Value</u>
Real Property (See Amended Schedule A)	\$ 6,321,000.00
Water rights, taps and mains (See Amended Schedule A)	\$ 0.00
Accounts receivable (See Amended Schedule B)	\$ 20,014.85
Vehicles (See Amended Schedule B)	\$ 81,040.00
Machinery, fixtures and equipment (See Amended Schedule B)	\$ 10,500.00
Total	\$ 6,432,554.85

Buffalo Park has obtained an Appraisal of Selected Lots in Homestead Filing #6 (the "Medvidofsky Appraisal") by Nathan Medvidofsky of Valuation Appraisals, Inc., Dated June 26, 2013. Mr. Medvidofsky's curricula vitae and the Medvidofsky Appraisal are attached hereto as Exhibit 1. The Medvidofsky Appraisal values a certain 13 lots encumbered by Mutual of Omaha LoanPro, LLC, as noted below.

C. Business Interests

1. Evergreen Memorial Park, Inc.

The Lewises formed Evergreen Memorial Park, Inc. ("Evergreen Memorial") in 1965. It is a full service funeral home, cemetery and crematory business located at 26624 N. Turkey Creek Road, Evergreen, CO 80439. Ronald Lewis is the President and 34% owner. Carol Lewis is the Secretary and 33% owner. Norman Lewis, the Lewis' son, owns the remaining 33% interest. In addition to more traditional funeral services, Evergreen

Memorial provides wedding services, celebration services, and includes a pet cemetery. Evergreen Memorial also has wild life, including buffalo, on the property. More information on Evergreen Memorial can be found at its website: <http://www.evergreenmemorialpark.com>.

Evergreen Memorial has several trade names, including: (a) Evergreen Mortuary, Inc., (b) Evergreen Cremation Services, Inc., (c) Evergreen Memorial Society, Inc., (d) Rocky Mountain Cremation and Memorialization Association, Inc., (e) Mountain View Mortuary, (f) Evergreen Funeral Home, (g) Evergreen Pet Cemetery & Cremation Services, Inc., (h) Evergreen Pet Crematory, and (i) Big E Game Ranch. These trade names have primarily been used as a marketing tool to reach a broader customer base and identify the services available at Evergreen Memorial.

Evergreen Memorial's assets include accounts receivable, inventory (vaults, caskets, urns, cremation boxes), office and computer equipment, automobiles, an office building, crematory, chapel/barn/mausoleum, and land. As is more fully set forth in the Periodic Report, Evergreen Memorial's balance sheet as of March 31, 2013, includes assets totaling \$1,111,459.41 (including an account receivable from Ronald Lewis in the amount of \$86,526.37 and \$4,264.42), liabilities totaling \$1,042,244.89, with a net book value of \$69,214.52. Evergreen Memorial's income statement for the three months ending March 31, 2013, shows gross profit of \$66,491.77, total expenses of 87,301.23, and net income of -\$20,809.46. In a personal financial statement as of June 20, 2012, the Lewises indicated their interests in Evergreen Memorial had a net worth of \$196,850. This value indicates a going-concern value and includes the account receivable from insiders, including Ronald Lewis.

Ronald, Carol and Norman Lewis each received a shareholder distribution of \$30,000 from Evergreen Memorial in 2011. The Glenelk Association has criticized this distribution stating, "Debtors do not provide any explanation of how Evergreen Memorial Park went from being sufficiently profitable to pay a large dividend in 2011 to having a negative net worth only nine months later." Glenelk Objection to prior Disclosure Statement, page 6-7 (02/21/2013). Glenelk's statement does not take into account the Lewis' statement that

Evergreen Memorial has a negative net worth *if* you subtract Ronald Lewis' account receivable, the net book value is negative. At the time of the distribution and at all times relevant to date, Evergreen Memorial has cash flowed, allowing the distribution to be made.

The Lewises intend to continue operating the funeral home, cemetery and crematory. The market for a sale of such a business is unique and limited. The business is subject to registration with, and oversight by, the Colorado Department of Regulatory Agencies, Division of Professions and Occupations and Colorado's Office of Funeral Home and Crematory Registration. Evergreen Memorial holds the necessary licenses, including FH.0000564 and CM.0000517 and Ronald Lewis holds a current funeral director's certificate with the Colorado Funeral Directors Association for this facility. The Lewises do not believe that the business could be sold or liquidated within the Plan period for a profit and that creditors would receive no benefit from the sale or liquidation of the business.

2. Buffalo Park Development, Company.

The Lewises formed Buffalo Park Development, Co. in 1964. Buffalo Park is a real estate development, construction, management and sales business. It has developed and sold numerous subdivisions and currently has several land developments in progress. Buffalo Park owns and operates community water companies that require a licensed water works operator and owns a commercial business center. Ronald Lewis is the Chief Executive Officer and 20% owner. Carol Lewis is the Secretary /Treasurer and 80% owner. Norman Lewis is the President of Buffalo Park.

Buffalo Park owns stock in several other corporations, including: (a) Care Construction, Inc., (b) Colorado Mountain Properties, Inc., and (c) Mountain Land Realty LLC. Buffalo Park also has several trade names, including: (a) Cragmont Water Company (established January 2009, residential water supplier), (b) Homestead Water Company (established in 1973, residential water supplier), and (c) Evergreen South Storage Facility. Buffalo Park's two water divisions were organized as part of its development business and the trade names were established to provide a clearer identity for its customers. For income

tax purposes, all of these entities are reported under, and are included in, Buffalo Park's tax returns.

As set forth more fully above, in addition to real property, Buffalo Park's assets include accounts receivable, water rights (including an interest in Mountain View Reservoir) and water systems, buildings, equipment trucks, and automobiles. As set forth in Exhibit G more fully, Buffalo Park's balance sheet as of March 31, 2012, includes assets totaling \$12,914,715.63 (including an account receivable from Evergreen Memorial Park in the amount of \$542,642.94), liabilities totaling \$11,597,161.09, with a net book value of \$1,317,554.54. If you subtract non-marketable assets including development costs, engineering costs, property taxes and capitalized interest, the net book value of the Lewis's 100% interest in Buffalo Park is negative. Buffalo Park's income statement for the six months ending June 30, 2013 (i.e. January through June 2013), shows gross profit of \$72,475.43, total expenses of \$85,233.14, and net income of -\$12,757.71. See Buffalo Park's June 2013 Monthly Operating Report.

The Debtors intend to continue operating Buffalo Park. Buffalo Park provides the Lewises with monthly gross wages/salary of \$1,971.67 each. The land owned by Buffalo Park is also a part of the greater development known as the Elk Creek area owned by the Lewises and other entities as well.

3. Elk Creek Properties, LLC

Elk Creek Properties, LLC ("Elk Creek") was formed in 2005. It is a real estate development company and also maintains trout fishing ponds. Debtor Ronald Lewis is a 25% member. Carol Lewis does not have an interest in Elk Creek. Elk Creek's assets include a checking account, an account receivable from Ronald Lewis of \$13,879.38, land, buildings equipment and ponds. As is more fully set forth in the Periodic Report, Elk Creek's balance sheet as of September 30, 2012, includes assets totaling \$2,342,379.34, liabilities totaling \$2,719,520.12, with a net book value of -\$377,140.78. Elk Creek's profit and loss statement for the three months ending March 2013, shows gross profit of \$3,822.56, total expenses of \$3,629.45, and net income of \$193.11.

4. Mountain Land Construction, Co.

Debtor Ronald Lewis formed Mountain Land Construction, Co. in 1970. Ronald Lewis is the 100% owner of this real estate development company. Mountain Land's assets include a checking account and real property. As is more fully set forth in the Periodic Report, Mountain Land's balance sheet as of March 31, 2013, includes assets totaling \$99,277.36, liabilities totaling \$72,287.23, with a net book value of \$26,990.13. Mountain Land's income statement for the twelve months ending February 28, 2013, shows gross profit of \$35,550.00, total expenses of \$2,074.69, and net income of \$33,475.31.

5. Other

In response to the Statement of Financial Affairs, question 18, the Lewises also disclosed their positions in the following entities:

- (a) Evergreen Memorial Park & Recreation Association: Ronald Lewis is a director. Neither Debtor has an ownership interest in this non-profit organization.
- (b) Village at Cragmont Homewoner's Association: The Lewises are HOA members.
- (c) Grace Church of the Rockies: Ronald Lewis is an elder. Neither Debtor has an ownership interest in this non-profit organization.
- (d) Turkey Creek Recreation Assoc.: Ronald Lewis is a director. Neither Debtor has an ownership interest in this non-profit organization.

6. Business Interests In General.

The Glenelk Association has alleged that the Lewises "regularly intermingle their personal and corporate business interests and finances such that there is no legitimate distinction between Debtors' personal finances and those of their corporations." Glenelk Objection to Disclosure Statement, page 10 (12/26/2012). The Lewises disagree with Glenelk's characterization of their financial affairs and relationship with their business interests. The Lewis' closely held business entities may not have held regular formal meetings or recorded every transaction in meeting minutes. However, as is evidenced by the Lewis' Monthly Operating Reports and Periodic Reports, the Lewis' have maintained separate personal and business bank accounts for themselves and each entity. As family

owned businesses, Ronald, Carol and Norman Lewis had, and continue to have, almost daily interaction and discussions about the business being conducted. The Lewises have maintained corporate books and records for each business entity, including articles of incorporation, bylaws, and stock certificates. Each business entity maintains its own financial records, including balance sheets, income statements, statements of cash flow and tax returns. These documents are consolidated for the entities included in Buffalo Park. The entities are all in good-standing with the Colorado Secretary of State. While the Lewises have from time to time made transfers of property or cash between the business entities described above, all of these transactions have been accounted for and are reflected on the books and records of each entity. These transactions among the Lewises and their entities are reflected on the attached balance sheets generally as an A/R (account receivable) or an A/P (account payable) (see Exhibit G). The specific real property transfers between the Lewises and the entities highlighted in the Glenelk Objection were in 1996, 1997, 1999 and 2003 and there are no allegations or facts to suggest the transfers were inappropriate.

The majority of the real property owned by the Lewises consists of residential single family homes. However, the Lewises personally own certain property that is related to the larger development plans of Buffalo Park and other business entities. This property includes the Lewis' vacant land on Fish Pond Way and previously included the 320 acres at Shaffers Crossing.

The Glenelk Association has also questioned the Lewis' valuation of their business interests given the Lewis' prior statements regarding valuation. Glenelk Objection to Disclosure Statement, page 5-7 (02/21/2013). The value of the Lewis' membership interests in their business entities, particularly in Buffalo Park, has decreased substantially over the last few years. In December 2010, on a personal financial statement, the Lewises listed the value of their "non-marketable securities" at \$25,000,000. As is more fully set forth below, this figure was based primarily on appraisals performed by Colorado Community Bank ("CCB") and Mutual of Omaha ("Mutual"). This figure was also provided prior to the Lewises realizing the full extent of the economic crisis' impact on the real estate market. Finally, the figure represents a gross value, not

net of liens and other debt. In May 2012, on a personal financial statement, the Lewises listed the value of their “non-marketable securities” at \$1,123,688. This decrease in value from 2010 to 2012 reflects a more realistic view of the value of the assets of the Lewis’ business interests, as well as taking into consideration the debt associated with those business interests. However, as noted above, for purposes of a Chapter 7 liquidation analysis, the Lewises have further reduced the estimated value of these interests by excluding non-marketable assets and intercompany loans, and taking into consideration the most recent appraised values, to show what creditors are likely to receive in a Chapter 7 scenario.

With respect to the appraisals, upon information and belief, CCB obtained appraisals of the properties subject to its deeds of trust and notes (including property held by the Lewises individually and property held by non-debtor entities) at least four times since 2008. As can be seen from the summary below, according to CCB’s appraisers, the property subject to CCB’s deeds of trust has decreased by more than one-half from 2008 to 2013.

Colorado Community Bank Appraisals				
Date:	March 2008	October 2009	December 2010	April 2013 (effective November 2012)
Value:	\$11,127,000	\$14,519,300	\$11,905,950	\$4,495,000

Upon information and belief, Mutual of Omaha also obtained several appraisals of the property secured by its deeds of trust and notes. Similarly, according to Mutual’s appraisers, the property subject to Mutual’s deeds of trust has decreased by almost one-half from 2002 to 2012.

Mutual of Omaha Appraisals			
Date / Appraiser:	May 2002 (William M. Usher)	July 2004 (William M. Usher)	May 2012 (Core Realty Advisors)
Value:	\$2,060,500	\$2,495,000	\$1,170,000

As is reflected in these appraisals, and because of the general economic downturn and impact on the real estate market, the Lewis' business interests, including Buffalo Park, have experienced financial difficulties. For example, on July 16, 2012, CCB filed three motions for relief from the automatic stay in the Lewis' case regarding real property owned by Buffalo Park, Colorado Mountain Properties, Inc., Care Construction Company, and Mountain Land Construction Co. In addition to certain real property owned by these entities, the Notes held by CCB are secured by a Corporate Guaranty executed by Evergreen Memorial Park, Inc. and two personal guaranties executed by Ronald and Carol Lewis. In its motions for relief from stay, CCB requested an order holding that the real property and personal property subject to its deeds of trust and notes are not part of the Lewis' bankruptcy estate because they belong to non-debtor entities, and therefore, that CCB is free to enforce its security interests and all liens, including, without limitation, the right to foreclose or redeem the property. The Court granted CCB's three motions on August 17, 2012. CCB has initiated certain foreclosure proceedings on the property held by non-debtor entities.

Similarly, On October 10, 2012, Mutual filed a motion for relief from stay in the Lewis' bankruptcy case regarding certain vacant land in Evergreen, Colorado owned by Buffalo Park. At that time, Buffalo Park had not filed its own Chapter 11 petition. Mutual alleged the principal amount due was \$1,592,836.77, plus interest, costs, late charges and attorneys fees and that the value of the real property securing its debt is valued at \$1,170,000. The Court granted the motion on November 6, 2012. On January 10, 2013, Mutual commenced a foreclosure proceeding against the vacant land owned by Buffalo Park. A foreclosure sale was scheduled for May 8, 2013, but did not occur due to Buffalo Park's bankruptcy filing on May 7, 2013.

Based on the appraised values cited above and the foreclosures facing Buffalo Park, the Lewises have valued their business interests in their Chapter 7 liquidation analysis at \$25,000. See Exhibit F.

C. Avoidance Actions

The Debtors reserve the right to bring Avoidance Actions pursuant to 11 U.S.C. §§ 545

through 550 and state law based fraudulent conveyance actions. The Debtors have and will continue to evaluate any such claims to determine which, if any, claims are viable.

As indicated on the Lewis' Statement of Financial Affairs, the Lewis' did make payments to creditors within the ninety (90) days prior to the Lewis Petition Date that totaled \$5,850 or more, including to: America's Servicing Company, Aurora Bank, FSB, Bank of America, Chase, Evergreen National Bank, IndyMac Mortgage Services and Ocwen Loan Servicing, LLC. However, all of these payments were to secured creditors for the regular monthly mortgage payments. Therefore it does not appear that any third party preference or fraudulent conveyance actions exist. The Lewises do not intend to bring any Avoidance Actions in connection with this case. Should that change, the proceeds of such Avoidance Actions, net of attorney fees and costs, will be paid to the general, unsecured creditors of the Lewises, Class 31.

As indicated on Buffalo Park's Statement of Financial Affairs, Buffalo Park made payments to creditors within the ninety (90) days prior to the Buffalo Park Petition Date that total \$6,225 or more, including to: several employees, Rocky Mountain Health Plans, Toussaint Nemer & Coaty, P.C. and Dix Barrett & Stiltner, P.C. These payments were for current and regular wages, expenses and professional services and do not appear to be preferential or fraudulent transfers. Buffalo Park does not intend to bring any Avoidance Actions in connection with its case. Should that change, the proceeds of such Avoidance Actions, net of attorney fees and costs, will be paid to the general unsecured creditors of Buffalo Park.

VI. DESCRIPTION OF LIABILITIES

A. Priority Claims

1. Priority Claims

Priority Claims are defined in the Plan as any pre-petition Claim entitled to a priority payment under 11 U.S.C. § 507(a) of the Bankruptcy Code, excluding any Administrative Claim or Tax Claim.

2. Administrative Claims

Administrative Claims are those Claims for payment of an administrative expense of a kind specified in either § 503(b) or § 1114(e)(2) of the Bankruptcy Code and entitled to priority pursuant to § 507(a)(2) of the Bankruptcy Code, including, but not limited to: (a) the actual, necessary costs

and expenses, incurred after the Petition Date, of preserving the estates and operating the businesses of the Debtors, including wages, salaries, or commissions for services rendered after the commencement of these Chapter 11 Cases; (b) Professional Fees; (c) all fees and charges assessed against the estate under 28 U.S.C. § 1930; and (d) all Allowed Claims that are entitled to be treated as Administrative Claims pursuant to a Final Order of the Bankruptcy Court under § 546(c)(2)(A) of the Bankruptcy Code. The Administrative Claims, including the professional fees incurred during the case which remain unpaid, are as follows:

a. Professional Fees

Ronald and Carol Lewis

The Lewises hired four professionals during the Chapter 11 case: (1) Kutner Brinen Garber, P.C. (“KBG”)(bankruptcy counsel), (2) Dix Barrett & Stiltner P.C. (“DBS”)(accountant), (3) Boog and Crusier (“B&C”)(Special Counsel); and (4) Valuation Appraisals, Inc. (appraiser).

The Lewises employed KBG as their bankruptcy counsel to assist with all aspects of the Chapter 11 case. The Lewises provided KBG with a pre-petition retainer in the amount of \$13,330.41. Pursuant to the Order Approving Payment Procedure, the Lewises have paid KBG approximately \$86,298.80 in their personal case through August 2013. These payments for fees and costs are subject to interim and final approval by the Court. On May 30, 2013, KBG filed its first interim fee application requesting the Court approve, on an interim basis, KBG’s fees of \$85,086 and costs of \$3,125 for the period of March 21, 2012 through April 30, 2013. No objections were filed and KBG filed a certificate of noncontested matter on August 29, 2013. Between the Petition Date of March 21, 2012 and July 31, 2013, KBG has incurred total fees in the approximate amount of \$115,031.00. KMB estimates approximately \$25,000 in fees and costs will be unpaid and outstanding at the time of Plan confirmation, assuming minimal litigation over the Disclosure Statement and Plan.

The Lewises employed DBS as their accountant. To date, DBS has provided services in the form of preparation of the Lewis’ 2011 and 2012 state and federal tax returns and has not performed any other services. On July 25, 2012, the Lewises requested authorization to pay DBS \$2,900.00 for preparation of their 2011 tax returns. The Court approved the request on August 17, 2012. On April 24, 2013, the Lewises requested authorization to pay DBS \$2,950.00 for preparation of their 2012

tax returns. The Court approved the request on June 4, 2013. It is not anticipated that DBS will provide any additional services during the Chapter 11.

The Lewises employed B&C to act as Special Counsel to provide non-bankruptcy legal services, including land use and easement matters. Glenelk filed an objection to the application to employ B&C, but the parties resolved the objection by agreeing that a certain \$400 payment made by the Lewises to B&C for prior services would be treated as a credit for future services. B&C employment was approved by the Court on May 23, 2013. No fee applications have yet been filed for B&C and the Lewises anticipate fees associated with the appraisal will be minimal.

The Lewises also employed Valuation Appraisals, Inc. as an appraiser, specifically to appraise the real property referred to as the approximately 320 acres as Shaffer's Crossing. The Court approved the employment of Valuation Appraisals, Inc. on July 19, 2013. No fee applications have yet been filed for Valuation Appraisals, Inc. and the Lewises anticipate fees associated with the appraisal will be minimal.

Buffalo Park Development Co.

Buffalo Park hired two professionals during the Chapter 11 case: (1) Laufer & Padjen, LLC ("L&P") and (2) Valuation Appraisals, Inc. (appraiser). Buffalo Park employed L&P as its bankruptcy counsel to assist with all aspects of the Chapter 11 case. Buffalo Park provided L&P with a pre-petition retainer in the amount of \$10,000. The Court approved the employment of L&P and the retainer on July 10, 2013. L&P's fees and costs to date are approximately \$25,000.

Buffalo Park also hired Valuation Appraisals, Inc. to perform appraisal services on its real property and paid Valuation Appraisals, Inc. a retainer of \$3,200. Objections to the employment and retainer were due by July 24, 2013 and none were filed. Buffalo Park will file a certificate of noncontested matter to obtain an order approving the retainer and employment of Valuation Appraisals, Inc.

b. Other Administrative Expenses

Ronald and Carol Lewis

In the Lewis case, the Court set September 11, 2012, as the administrative claim bar date for § 503(b)(9) claims. The Lewises have paid their administrative expenses in the ordinary course of business during the course of the bankruptcy case, no § 503(b)(9) claims were asserted against the

Lewis estate by the September 11, 2012 deadline and the Lewises do not anticipate any other material administrative claims.

Buffalo Park Development Co.

In the Buffalo Park case, the Court set September 3, 2013, as the administrative claim bar date for § 503(b)(9) claims. As of the date of this Disclosure Statement, no claims have been asserted against the Buffalo Park estate under § 503(b)(9).

3. Tax Claims

Tax Claims are any Claim of a governmental unit for taxes entitled to priority pursuant to 11 U.S.C. § 507(a)(8).

Ronald and Carol Lewis

The Lewises listed the Internal Revenue Service (“IRS”) and the Colorado Department of Revenue (“CDR”) on their bankruptcy Schedule E for “Notice Purposes Only.” The Tax Claims asserted against the Lewises as indicated on proofs of claim filed in the case are:

Creditor	Proof of Claim No.	Amount	Basis
IRS	No claim on file		
CDR	POC 1-1	1-1, \$0	1-1 Unassessed
	POC 1-2	1-2, \$0	1-2 Assessed

Based on the proofs of claim on file to date, the Lewises believe they have no tax liabilities. If any such claims exist, Allowed Tax Claims shall be paid in full on the Effective Date of the Plan or in monthly payments on an amortized basis over a period that does not exceed five (5) years from the Petition Date.

Buffalo Park Development Co

Buffalo Park did not list any taxes owed to the IRS or CDR. On May 28, 2013, the IRS filed Proof of Claim 3-1 asserting a claim of \$321.45. On July 29, 2013, the IRS filed amended Proof of Claim 3-2 asserting a claim of \$0.00. The CDR has not yet filed a proof of claim. To the extent any exists, Allowed Tax Claims shall be paid in full on the Effective Date of the Plan or in monthly payments on an amortized basis over a period that does not exceed five (5) years from the Petition Date.

4. Employee Claims

Pursuant to 11 U.S.C. § 507(a)(4), wages, salaries and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$11,725.00 per employee earned within the 180 days prior to the Petition Date are entitled to priority. Such claims are included in Class 1 of the Plan. The Lewises have no employees and thus, there are no claims entitled to priority pursuant to § 507(a)(4).

B. Secured Claims

Ronald and Carol Lewis

A summary of the Secured Claims against the Lewises and their estate, including Classes 2 through 30, is set forth in the attached Exhibit A.

1. Mortgages, Notes, and Deeds of Trust.

The remainder of the Lewis' secured debts are more fully set forth in Exhibit A and below in the Description of the Plan and treatment of Claims. Exhibit A identifies the Class, creditor/lender, real property securing the Claim, whether such Claim is impaired, a summary of the treatment of such Claim, the value of the real property (per Amended Schedule A), the amount of the Claim (per Amended Schedule D or any proof of claim on file), and any unsecured portion of the Claim.

2. Jefferson County Treasurer. The Lewises listed the Jefferson County Treasurer on the original and amended Schedule D. The Jefferson County Treasurer has also filed proofs of claim. The following is a summary of the amounts listed on the Lewis' amended Schedule D and the proofs of claim:

Property	Amount owed per Amended Schedule D
Lots# 2 and #3, Fish Pond Way, Pine	\$61,996.43
7102 Lynx Lair, Evergreen	\$12,320.42
6937 Ledge Lane, Evergreen	\$3,167.90 (paid in full at closing on November 16, 2012)
7002 Lynx Lair, Evergreen	\$8,926.64
Parcels of vacant land	\$2,548.89

In the normal course of business, the Lewises paid certain of the property taxes due on August 1, 2012, thereby substantially reducing these amounts. On May 16, 2012, the

Jefferson County Treasurer filed Proof of Claim 14-1 asserting a claim in the total amount of \$616,781.67 at 12% interest for the following:

- Real estate taxes, tax year 2011 \$128,547.96
- Delinquent taxes \$359,278.57
- Estimated taxes for the year 2012 \$128,955.14

Proof of Claim 14-1 includes properties owned by the Lewises personally, as well as Buffalo Park, Evergreen Memorial Park, Mountain Land Construction, Elk Creek Properties and Turkey Creek Recreational Assoc.

On May 29, 2012, the Jefferson County Treasurer filed Proof of Claim 18-1 amending its prior Proof of Claim 14-1. Proof of Claim 18-1 includes a total claim of \$828,905.41 at 12% interest for the following:

- Real estate taxes, tax year 2011 \$170,732.92
- Delinquent taxes \$487,352.79
- Estimated taxes for the year 2012 \$170,732.92

Proof of Claim 18-1 includes properties owned by the Lewises personally, as well as Buffalo Park, Evergreen Memorial Park, Mountain Land Construction, Elk Creek Properties, Turkey Creek Recreational Assoc., Care Construction, and Colorado Mountain Properties. The Lewises do not believe they are personally liable for property taxes owed on property owned by non-debtor entities. The Jefferson County Treasurer filed a second amended Proof of Claim 37 (amending Proof of Claim 18). Proof of Claim 37 includes a total claim of \$96,365 at 12% interest for the following:

- Real estate taxes, tax year 2011 \$13,289.70
- Delinquent taxes \$69,442.71
- Estimated taxes for the year 2012 \$13,633.08

The figures in the second amended Proof of Claim 37 are consistent with the Lewises' books and records regarding the property taxes owed.

The Jefferson County Treasurer has provided the Lewises with the following spreadsheet of the taxes due as of April 28, 2013:

Jefferson County Taxes (as of 4/28/2013)						
Schedule #	Tax lien #	Tax lien amount	2011	2012	Total	Address
138879				18.04	18.04	7772 Sourdough Dr
212754				19.20	19.20	VL
196164				11.24	11.24	7400 County Hwy 73
045624				77.06	77.06	VL
206175	2010-01255	859.56	1,221.40	1,110.42	10,858.99	VL
	2008-01881	3,569.71				6912 -6986 Lynx Lair between
	2006-01427	4,097.90				
199538				208.56	203.36	VL
208930	2009-00897	8,968.46	4,578.81	4,162.68	17,709.95	7102 Lynx Lair Rd
199626				19.06	19.06	VL
447961	2007-00701	38,077.20	5,061.88	4,622.62	47,761.70	VL lot 4 fish pond way
447959	2008-00887	20,513.89	4,022.37	3,673.30	28,209.56	VL lot 2 fish pond way
212166				35.94	35.94	VL
		76,086.72	14,884.46	13,958.12	104,924.10	
Total due					104,929.30	

There has been some confusion in the Lewis' prior estimates regarding the number of lots, parcels and tax schedules for the Lewises and their business entities. For example, it should be noted that the Buffalo Park balance sheet shows the real property owned by Buffalo Park in terms of "projects" (i.e. Homestead, Cragmont, etc.). Within each project, there may be many properties defined as "lots" (platted) and "parcels" (not platted and/or metes and bounds) that have been assembled to form the overall project. These lots and parcels may be sold individually or may need to be combined with other lots and parcels to be sold as a legal building site. As another example, Evergreen Memorial Park, Inc. has a separate lot number for each cemetery burial lot. A review of the books and records of the Lewises and their business entities, reflects the following approximate number of lots/parcels and schedule numbers:

<u>Entity</u>	<u>Lots/Parcels</u>	<u>Schedules</u>
Ronald and Carol Lewis	61	44
Buffalo Park Development Co., including Care Construction, Inc., Colorado Mountain Properties, Inc., Mountain Land Realty, LLC	275	127
Mountain Land Construction, Co.	55	5
Elk Creek Properties, LLC	2	2
Evergreen Memorial Park	3,740 (of which 3,720 are cemetery lots)	5
Total	4,133	183

Buffalo Park Development, Co.

1. Mortgages, Notes, and Deeds of Trust.

Buffalo Parks primary secured creditors are Colorado Community Banks (“CCB”)(Class B) and Mutual of Omaha LoanPro, LLC (“Mutual”)(Class C). North Fork Associates, LLC and Mountain Mutual Reservoir Co. is also a secured creditor of Buffalo Park (Class D). The property securing these loans are more fully discussed below in the Plan Treatment section.

2. Property Taxes.

Buffalo Park owes real property taxes to the treasurers of the following counties: Boulder County (Class E), Gilpin County (Class F), Jefferson County (Class G), and Lake County (Class H). Each of the property tax claims are discussed in more detail below in the Plan Treatment section.

C. Leases and Executory Contracts

Under the terms of the Plan, the Debtors are assuming all executory contracts and unexpired leases: (a) that were previously assumed by the Debtors pursuant to Court Order, (b) for which a motion to assume has been filed and is pending, and (c) are specifically listed on Exhibit A of the Plan. The Debtors maintain the right to modify Exhibit A of the Plan through the Plan Confirmation Date. Confirmation of the Plan shall constitute a determination that the payments to be made to

creditors of assumed leases or executory contracts pursuant to the Plan satisfies all conditions precedent set forth in 11 U.S.C. § 365.

Under the terms of the Plan, the Debtors are rejecting all executory contracts and unexpired leases: (a) that were previously rejected by the Debtors pursuant to Court Order, (b) for which a motion to reject has been filed and is pending, and (c) are specifically listed on Exhibit B of the Plan.

The Debtors maintain the right to modify Exhibit B of the Plan through the Plan Confirmation Date. All proofs of Claim with respect to Claims arising from the rejection of any executory contract or unexpired lease shall be filed with the Court within twenty (20) days after the earlier of (i) the date of the Court order approving the Debtors' rejection of such executory contract or unexpired lease or (ii) the Confirmation Date.

Ronald and Carol Lewis

On the Petition Date, the Lewises were parties to a number of rental property leases, an installment land contract, a purchase contract, and an option to purchase contract. The leases and contracts are more fully set forth in the Lewis' original and amended Schedule G.

1. The Lewises intend to assume the following leases and contracts:
 - a. Earl Jackson and Travis Griffin
(rental property lease, 10/23/2010 – 11/1/2012)
(now month-to-month pursuant to lease, terminated by fire 1/20/2013)
 - b. Evergreen Memorial Park, Inc.
(rental property lease, 1/1/2006 – 12/31/2016)
 - c. Gene & Monique Lewis
(rental property lease, 4/30/2012 – 4/30/2012)
(now month-to-month pursuant to lease)
 - d. Leslie and Beverly Sandersfeld
(installment land contract)
 - e. Raul Ruiz and Stephanie Saylor
(Elk Creek Properties rental lease, 10/1/2011 – 10/31/2012)
(now month-to-month pursuant to lease)
 - f. Robert and Teresa Mayo

(purchase contract for 6937 Ledge Lane, Evergreen, CO, approved by Bankruptcy Court on October 26, 2012)

- g. Steve Runnels, Buffalo Park Development, Co.
(rental property lease, 10/1/2010 – 9/30/2012)
(now month-to-month pursuant to lease)
- h. Steven Runnels
(option to purchase for 6808 Brook Forest Road)

2. The Lewises intend to reject the following leases and contracts:

- a. Katherine Field
(rental property lease, 8/2/2011 – 9/1/2012)
- b. Mark and Louise Helliwell
(rental property lease, 3/29/2012 – 4/1/2013)
- c. Robert Gimenez
(rental property lease, 8/15/2011 – 8/15/2013)

Buffalo Park Development, Co.

On the Petition Date, Buffalo Park was a party to certain executor contracts, including a copier lease with Everbank Commercial Finance, Inc. (the “Copier Lease”), as well as the Application & Permit for Water Attachment/Tap Agreement (the “Attachment Agreement”). Buffalo Park will assume the Copier Lease and reject the Attachment Agreement.

D. Non-Priority Unsecured Claims

Ronald and Carol Lewis

The Lewises have a number of unsecured pre-Petition Date creditors. Attached hereto as Exhibit C is a list of the general unsecured Class 30 Claims. Exhibit C includes the amounts listed on the Lewis’ schedules and the amounts asserted by the Creditors in any timely filed Proofs of Claim. To the extent the amount filed by the creditor is different than the amount listed on the Lewis’ schedules, the amount of the Claim as filed by the creditor is considered in the analysis. In so doing, the Lewises are not waiving their right to file claim objections. The total amount of Class 30 Claims currently asserted against the Lewises is \$1,914,942.44 (see Exhibit C).

The total unsecured debt figure of \$1,914,942.44 excludes the claim of Colorado Community Bank (“CCB”) which is addressed in Class 28. CCB filed proof of claim 35 asserting a total claim of \$8,561,217.44 based on four loans which are guaranteed by the Lewises. According to CCB’s motions for relief from stay (filed in July 2012), CCB is primarily secured by property owned by non-debtor entities, including Buffalo Park Development Co., Colorado Mountain Properties, Inc., Care Construction Company, and Mountain Land Construction Co. The Court granted CCB’s motions for relief from the automatic stay in August 2012 as to the property owned by non-debtor entities. CCB’s claim is also secured by 320 acres at Shaffer’s Crossing which is owned by Ronald Lewis. Pursuant to a Stipulation reached by and between the Lewises and CCB, CCB has relief from stay with respect to the 320 acres and CCB has agreed to a credit of \$595,000 toward the loan. Therefore, CCB shall be allowed a Class 30 general unsecured claim in the amount of \$7,966,217.44 (\$8,561,217.44 from proof of claim no. 35 minus \$595,000 credit). See the treatment of CCB’s claim in Class 28.

The total unsecured debt figure of \$1,914,942.44 includes Mutual of Omaha Bank’s estimated unsecured claim of \$504,591.05 (proof of claim no. 29-1). Mutual of Omaha Bank’s claim is secured by property owned by Buffalo Park Development, Co. The Lewises personally guaranteed this loan. Mutual of Omaha Bank filed proof of claim 29 asserting a secured claim (as to Buffalo Park) of \$1,053,000 and an unsecured claim (as to the Lewises) of \$504,591.05. For purposes of the Class 30 analysis, the Lewises have included the figure of \$504,591.05. This amount may be less depending on the amount Mutual of Omaha Bank is able to recover from the sale of its collateral and depending on any settlement reached between Buffalo Park and Mutual. Mutual of Omaha Bank filed a motion for relief from the automatic stay. The Lewises filed a Limited Objection asserting that the total value of the eleven finished lots (\$115,000 x 11), plus Lot 22 and Lot 23 is at least \$1,795,000.00, plus \$40,000 per tap (or \$520,000 for all 13 lots), for a total value of \$2,315,000. The Court granted Mutual of Omaha Bank relief from stay on November 6, 2012.

The total unsecured debt figure does not include the claim of Evergreen Memorial Park, Inc. which has a general unsecured claim against the Lewises. Ronald Lewis holds a 34% membership interest and Carol Lewis holds a 33% membership interest in Evergreen Memorial Park, Inc.

Because this entity is an insider, it has agreed not to share in the Class 30 distribution and will not otherwise receive a distribution under the Plan.

Finally, the total amount of Class 30 will increase due to deficiency claims associated with the secured lenders in Classes 2 through 28. Those deficiency claims are anticipated to be approximately \$9,397,327.76 (including CCB's unsecured claim) and \$1,431,110.32 (excluding CCB's unsecured claim) (see Exhibit A), bringing the total Class 30 unsecured creditor Claims to \$11,312,270.20 (including CCB's claim) and \$3,346,052.76 (excluding CCB's claim) (see Exhibits A and C).

VII. DESCRIPTION OF THE PLAN

A. General Description

The Debtors filed their Joint Plan of Reorganization Dated August 30, 2013 ("Plan") with the United States Bankruptcy Court for the District of Colorado on August 30, 2013. The Plan may be amended prior to confirmation. The Plan provides for the reorganization of the Debtors under Chapter 11 of the Bankruptcy Code. Pursuant to the Plan, the Debtors shall restructure their debts and obligations and continue to operate in the ordinary course of business.

The Plan provides for the specification and treatment of all creditors and Interest holders of the Debtors. The Plan identifies whether each Class is impaired or unimpaired. A Class is unimpaired only if the Plan leaves unaltered the legal, equitable or contractual obligations between the Debtors and the unimpaired claimants or interest holders. The following is a brief summary of the Plan. The actual text of the Plan should be reviewed for more specific detail.

As provided in Section 1123(a)(1) of the Bankruptcy Code, the Priority, Administrative and Tax Claims against the Debtors are not designated as classes. The holders of such Allowed Claims will be paid in full and are not entitled to vote on the Plan.

The Plan divides the creditors into separate classes. The classes are set forth as follows:

B. Claims

1. Unclassified Priority Claims

a. Administrative Claims

The holders of Allowed Claims of the type specified in Section 507(a)(2) of the Bankruptcy Code, including the costs and expenses of administration, shall receive cash equal to the Allowed

amount of such Claim or a lesser amount or different treatment as may be acceptable and agreed to by the particular holders of such Claims. Such Claims shall be paid in full on the Plan Effective Date, or treated as otherwise agreed by the particular holders of such Claims. Administrative Claims that are allowed by the Court after the Effective Date of the Plan shall be paid upon allowance or as otherwise agree. The Debtors expects the following claimants will hold a cost and administrative claim for professional services as of the Effective/Confirmation Date of the Plan:

Ronald and Carol Lewis

Administrative Claimant	Professional Services Provided	Estimated Claim on Effective Date
Kutner Brinen Garber, P.C. ("KBG")	Bankruptcy Counsel for Ronald and Carol Lewis (fees from Petition Date of March 21, 2012 through July 31, 2013 total approx. \$115,031.00)	\$28,000
Dix Barrett & Stiltner P.C. ("DBS")	Accountant (\$2,900.00 for 2011 tax returns, paid pursuant to Court order) (\$2,950 for 2012 tax returns.)	\$0
Boog & Cruser, P.C.	Special Counsel	\$2,000
Valuation Appraisals, Inc.	Appraiser	\$0

Buffalo Park Development, Co.

Administrative Claimant	Professional Services Provided	Estimated Claim
Laufer & Padjen, LLC	Bankruptcy Counsel for Buffalo Park (fees from Petition Date of March 21, 2012 through May 7, 2013 total approx. \$25,000)	\$15,000
Valuation Appraisals, Inc.	Appraiser	\$0

All Administrative Claims of professionals are subject to Court approval on notice to creditors with an opportunity for a hearing. Certain professional fees may be paid pursuant to interim fee applications and upon Court allowance. The professional fees set forth above are the total fees expected to remain in the case as of the estimated Confirmation Date of the Plan, assuming minimal litigation over the Plan, and the payments that have been made during the case through retainers or otherwise.

b. Tax Claims

Tax Claims are any Claim of a governmental unit for taxes entitled to priority pursuant to 11

U.S.C. § 507(a)(8). For each estate, Tax Claims will be paid on the Effective Date of the Plan or in monthly payments on an amortized basis over a period that does not exceed five (5) years from the Petition Date with an interest at the statutory rate. Based on the proofs of claim on file, the Debtors do not believe there will be any priority tax claims to be paid to the IRS or CDR on the Effective Date of the Plan.

2. Classified Priority Claims

Allowed Class 1 and Class A Priority Claims shall be paid in full on the Effective Date. The Class 1 and A claims for certain pre-petition wages and employee Claims are more particularly described in Sections 507(a)(4) and 507(a)(5) of the Code. There are no known claims in Class 1 and A.

3. Secured Claims

Class 2: Aurora Bank FSB / Nationstar Mortgage (or its successors or assigns), 6912 Lynx Lair, Evergreen property.

The Lewises valued the 6912 Lynx Lair property on their Amended Schedule A as \$362,353. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$362,353 - \$401,194. Aurora Bank, FSB filed proof of claim no. 11-1 asserting a claim as of the Petition Date of \$353,614.56.

The Class 2 Secured Claim is impaired by the Plan. The principal amount of the Class 2 Claim will be allowed in an amount equal to the amount due the Class 2 claimant on the Effective Date of the Plan, approximately \$353,614.56. The Class 2 Claim will bear interest at the rate of 3.5% per annum commencing on the Effective Date of the Plan, unless the Class 2 claimant objects to such interest rate in its objection to confirmation of the Plan in which case the interest rate will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. The Class 2 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. Payments shall include property taxes and insurance. The Lewises estimate the monthly payment, excluding property taxes and insurance, will be \$1,587.89.

Class 3: Aurora Bank FSB / Nationstar Mortgage (or its successors or assigns), first deed of trust, 26624 N. Turkey Creek, Evergreen property.

The Lewises valued the 26624 N. Turkey Creek property on their Amended Schedule A as

\$457,207. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$457,207 - \$553,468. Aurora Bank FSB filed proof of claim no. 10-1 asserting a claim as of the Petition Date of \$762,208.05.

The Class 3 Secured Claim is impaired by the Plan. The principal amount of the Class 3 claim will be allowed in an amount of \$457,207 unless the Class 3 claimant objects to such amount in its objection to confirmation of the Plan, in which case the principal balance of the claim will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. Pursuant to 11 U.S.C. § 506, the claim is secured up to the value of the collateral for the claim and unsecured for the balance. The Class 3 Claim will bear interest at the rate of 3.5% per annum commencing on the Effective Date of the Plan, unless the Class 3 claimant objects to such interest rate in its objection to confirmation of the Plan in which case the interest rate will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. The Class 3 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. Payments shall include property taxes and insurance. The Lewises estimate the monthly payment, excluding property taxes and insurance, will be \$2,053.06.

Class 4: PNC Bank (or its successors or assigns), second deed of trust, 26624 N. Turkey Creek, Evergreen property.

The Lewises valued the 26624 N. Turkey Creek property on their Amended Schedule A as \$457,207. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$457,207 - \$553,468. PNC Bank filed proof of claim 13-1 asserting a claim as of the Petition Date of \$93,839.44.

The Class 4 Secured Claim is impaired by the Plan. The principal amount of the Class 4 claim will be allowed in an amount equal to the outstanding balance of the Class 5 claim as of the Confirmation Date. Pursuant to 11 U.S.C. § 506, the claim is secured up to the value of the collateral for the claim and unsecured for the balance. The Lewises assert the value of the Property is \$457,207.00, and is encumbered by a first deed of trust in favor of Aurora Bank FSB / Nationstar Mortgage in the amount of \$762,208.05 (Class 3). Thus, the Class 4 claim is entirely unsecured. The second position lien of PNC Bank shall be released and the Class 4 claim shall be treated as a

Class 30 general unsecured claim pursuant to 11 U.S.C. § 506. To the extent PNC Bank objects to this treatment in an objection to confirmation of the Plan, the principal amount of the Class 4 claim, and the extent to which it may be secured, will be determined by the Court at the confirmation hearing.

Class 5: Aurora Bank FSB (or its successors or assigns), 6941 Lynx Lair, Evergreen property.

The Lewises valued the 6941 Lynx Lair property on their Amended Schedule A as \$349,145. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$349,145 - \$386,572. Aurora Bank, FSB filed proof of claim no. 17-1 asserting a claim as of the Petition Date of \$400,218.36.

The Class 5 Secured Claim is impaired by the Plan. The principal amount of the Class 5 claim will be allowed in an amount of \$349,145, unless the Class 5 claimant objects to such amount in its objection to confirmation of the Plan in which case the principal balance of the claim will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. Pursuant to 11 U.S.C. § 506, the claim is secured up to the value of the collateral for the claim and unsecured for the balance. The Class 5 Claim will bear interest at the rate of 3.5% per annum commencing on the Effective Date of the Plan unless the Class 5 claimant objects to such interest rate in its objection to confirmation of the Plan, in which case the interest rate will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. The Class 5 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. Payments shall include property taxes and insurance. The Lewises estimate the monthly payment, excluding property taxes and insurance, will be \$1,567.82.

Class 6: U.S. Bank National Association (or its successors or assigns), first deed of trust, 7450 County Hwy 73, Evergreen property.

The Lewises valued the 7450 County Hwy 73 property on their Amended Schedule A as \$364,524. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$364,524 - \$389,695. America's Servicing Company did not file a proof of claim regarding this property. The Lewises listed the amount owing on Schedule D as \$286,873.

After the Petition Date, on or about April 27, 2012, the Class 6 claim was assigned to US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp. Mortgage Pass-Through Certificates, Series 2003-AR26 (“US Bank”). On March 21, 2013, US Bank filed a Motion for Relief From Automatic Stay. On March 27, 2013, US Bank filed an Objection to Confirmation. On May 14, 2013, the Lewises and US Bank entered into a stipulation for adequate protection payments wherein the Lewises agreed to make monthly payments to US Bank pursuant to the current loan documents in the amount of the regular monthly payment of \$2,109.94 starting June 1, 2013. However, the parties have not yet reached an agreement on Plan treatment.

The Class 6 Secured Claim is impaired by the Plan. Pursuant to the Plan, the principal amount of the Class 6 Claim will be allowed in an amount equal to the amount due the Class 6 claimant on the Effective Date of the Plan, approximately \$286,873. The Class 6 Claim will bear interest at the rate of 3.5% per annum commencing on the Effective Date of the Plan unless the Class 6 claimant objects to such interest rate in its objection to confirmation of the Plan, in which case the interest rate will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. The Class 6 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis’ future income. Payments shall include property taxes and insurance. The Lewises estimate the monthly payment, excluding property taxes and insurance, will be \$1,288.19.

Class 7: US Bank Consumer Finance (or its successors or assigns), second deed of trust, 7450 County Hwy 73, Evergreen property.

The Lewises valued the 7450 County Hwy 73 property on their Amended Schedule A as \$364,524. The Lewis’ value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$364,524 - \$389,695. US Bank Consumer Finance did not file a proof of claim regarding this property. The Lewises listed the amount owed on Amended Schedule D as \$137,715.

The Class 7 Claim is impaired by the Plan. The principal amount of the Class 7 claim shall be valued at \$77,651 unless the Class 7 claimant objects to such amount in its objection to confirmation of the Plan in which case the principal balance of the claim will either be agreed to by

the parties or fixed by the Court as part of the confirmation hearing. The Lewises assert the value of the Property is \$364,524, and is encumbered by a first deed of trust in favor of U.S. Bank in the amount of \$286,873 (Class 6), leaving \$77,651.00 in equity for the second deed of trust. Pursuant to 11 U.S.C. § 506, the claim is secured up to the value of the collateral for the claim and unsecured for the balance. The secured portion of the Class 7 Claim will bear interest at the rate of 3.5% per annum commencing on the Effective Date of the Plan unless the Class 7 claimant objects to such interest rate in its objection to confirmation of the Plan in which case the interest rate will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. The secured portion of the Class 7 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. The Lewises estimate the monthly payment will be \$348.69. Any unsecured portion of the Class 7 Claim shall be treated as an unsecured claim in Class 30.

Class 8: America's Servicing Company (or its successors or assigns), first deed of trust, 6992 Lynx Lair, Evergreen property.

The Lewises valued the 6992 Lynx Lair property on their Amended Schedule A as \$385,000. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$395,373 - \$437,754. America's Servicing Company did not file a proof of claim regarding this property.

The Class 8 Secured Claim is impaired by the Plan. The principal amount of the Class 8 Claim will be allowed in an amount equal to the amount due the Class 8 claimant on the Effective Date of the Plan, approximately, \$284,723.95, plus the outstanding balance of any real property taxes due with respect to the subject property. The Class 8 Claim will bear interest at the rate of 3.5% per annum commencing on the Effective Date of the Plan unless the Class 8 claimant objects to such interest rate in its objection to confirmation of the Plan, in which case the interest rate will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. The Class 8 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. Payments shall include property taxes and insurance. The Lewises estimate the monthly payment, excluding property taxes and insurance, will be \$1,278.54.

Class 9: Wells Fargo Bank, NA (or its successors or assigns), second

deed of trust, 6992 Lynx Lair, Evergreen property.

The Lewises valued the 6992 Lynx Lair property on their Amended Schedule A as \$385,000. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$395,373 - \$437,754. The property is secured by a first deed of trust held by America's Servicing Company in the approximate amount of \$284,723.95 (Class 8). Wells Fargo Bank, NA filed proof of claim no. 21-1 asserting a claim as of the Petition Date of \$100,588.69.

The Class 9 Secured Claim is impaired by the Plan. The principal amount of the Class 9 Claim will be allowed in an amount equal to the amount due the Class 9 claimant on the Effective Date of the Plan, approximately \$100,588.69. The Class 9 Claim will bear interest at the rate of 3.5% per annum commencing on the Effective Date of the Plan unless the Class 9 claimant objects to such interest rate in its objection to confirmation of the Plan in which case the interest rate will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. The Class 9 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. The Lewises estimate the monthly payment will be \$451.69.

**Class 10: U.S. Bank, N.A. / Bank of America, N.A. (or its successors or assigns),
7072 Lynx Lair, Evergreen property.**

The Lewises valued the 7072 Lynx Lair property on their Amended Schedule A as \$390,426. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$426,934 - \$472,699. The Lewises valued the property below the Comparative Market Analysis because of the close neighboring homes being sold at prices in the range of the \$390,426 figure. U.S. Bank N.A. ("U.S. Bank") filed proof of claim no. 2-1 asserting a claim as of the Petition Date of \$488,808.41. The Lewises and U.S. Bank have agreed to the following treatment:

The Class 10 Secured Claim is impaired by the Plan. The principal amount of the Class 10 claim will be allowed in an amount of \$390,426. The Class 10 Claim will bear interest at the rate of 3.5% per annum commencing on the Effective Date of the Plan. The Class 10 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. Payments shall include property taxes and insurance. The Lewises estimate the

monthly payment, excluding property taxes and insurance, will be \$1,753.19 for principal and interest. The Lewises agree to enter into a loan modification agreement to incorporate the terms of the agreed Plan treatment. To the extent applicable, the Lewises consent to granting U.S. Bank relief from the automatic stay upon confirmation of the Plan to ensure that Court approval is not necessary in order for US Bank to communicate with the Lewises regarding payments and the account. The Lewises also agree to pay \$3,105.00 to the Class 10 claimant on or before the Effective Date for a post-petition insurance premium of \$3,105.00 paid by the Class 10 claimant to Safeco Insurance.

Class 11: Bank of the West (or its successors or assigns), Lot #2, Fish Pond Way, Pine property.

The Lewises valued Lot #2 on their Amended Schedule A as \$109,462. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$109,462 - \$133,661. Bank of the West filed proof of claim no. 4-1 asserting a claim as of the Petition Date of \$132,843.05.

The Class 11 Secured Claim is impaired by the Plan. The principal amount of the Class 11 claim will be allowed in an amount of \$109,462, plus the outstanding balance of any real property taxes due with respect to the subject property, unless the Class 11 claimant objects to such amount in its objection to confirmation of the Plan, the principal balance of the claim will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. Pursuant to 11 U.S.C. § 506, the claim is secured up to the value of the collateral for the claim and unsecured for the balance. The Class 11 Claim will bear interest at the rate of 3.5% per annum commencing on the Effective Date of the Plan unless the Class 11 claimant objects to such interest rate in its objection to confirmation of the Plan, in which case the interest rate will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. The Class 11 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. Payments shall include property taxes and insurance. The Lewises estimate the monthly payment, excluding property taxes and insurance, will be \$491.53.

Class 12: JP Morgan Chase Bank, N.A. (or its successors or assigns), 6986 Lynx Lair, Evergreen property.

The Lewises valued the 6986 Lynx Lair property on their Amended Schedule A as \$359,741.

The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$359,741 - \$398,302. JP Morgan Chase Bank, N.A. filed proof of claim no. 26-1 asserting a claim as of the Petition Date of \$393,065.31.

The Class 12 Secured Claim is impaired by the Plan. The principal amount of the Class 12 claim will be allowed in an amount of \$359,741, unless the Class 12 claimant objects to such amount in its objection to confirmation of the Plan in which case the principal balance of the claim will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. Pursuant to 11 U.S.C. § 506, the claim is secured up to the value of the collateral for the claim and unsecured for the balance. The Class 12 Claim will bear interest at the rate of 3.5% per annum commencing on the Effective Date of the Plan unless the Class 12 claimant objects to such interest rate in its objection to confirmation of the Plan in which case the interest rate will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. The Class 12 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. Payments shall include property taxes and insurance. The Lewises estimate the monthly payment, excluding property taxes and insurance, will be \$1,615.40.

Class 13: JP Morgan Chase Bank, N.A. (or its successors or assigns), 6954 Granite Crag, Evergreen property.

The Lewises valued the 6954 Granite Crag property on their Amended Schedule A as \$318,198. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$318,198 - \$361,939. JP Morgan Chase Bank, N.A. filed proof of claim no. 27-1 asserting a claim as of the Petition Date of \$393,445.80.

The Class 13 Secured Claim is impaired by the Plan. The principal amount of the Class 13 claim will be allowed in an amount of \$318,198, unless the Class 13 claimant objects to such amount in its objection to confirmation of the Plan in which case the principal balance of the claim will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. Pursuant to 11 U.S.C. § 506, the claim is secured up to the value of the collateral for the claim and unsecured for the balance. The Class 13 Claim will bear interest at the rate of 3.5% per annum commencing on the Effective Date of the Plan unless the Class 13 claimant objects to such interest rate in its objection to confirmation of the Plan in which case the interest rate of the claim will either be agreed

to by the parties or fixed by the Court as part of the confirmation hearing. The Class 13 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. Payments shall include property taxes and insurance. The Lewises estimate the monthly payment, excluding property taxes and insurance, will be \$1,428.85.

Class 14: The Bank of New York Mellon / Bank of America (or its successors or assigns), first deed of trust, 32234 Fish Pond Way, Pine property (aka 12833 S. Elk Creek Road, aka Lots #3 and #4).

The Lewises valued Lots #3 and #4 on their Amended Schedule A as \$627,866. The Lewis' value is based in part on a Comparative Market Analysis on Lot #4 only prepared by Kevin Wilson which provided a suggested price range of \$158,506 - \$197,225. Lot #4 is raw land. Lot #3 includes a residence on it, as well as trout fishing ponds. The total value of Lots #3 and #4 is based on Ronald Lewis' knowledge of the current market conditions. The Bank of New York Mellon filed proof of claim no. 16-1 asserting a claim as of the Petition Date of \$875,427.66.

The Class 14 Secured Claim is impaired by the Plan. The principal amount of the Class 14 claim will be allowed in an amount of \$627,866, plus the outstanding balance of any real property taxes due with respect to the subject property, unless the Class 14 claimant objects to such amount in its objection to confirmation of the Plan in which case the principal balance of the claim will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. Pursuant to 11 U.S.C. § 506, the claim is secured up to the value of the collateral for the claim and unsecured for the balance. The Class 14 Claim shall receive monthly payments of interest only at the interest rate in effect on the Effective Date of the Plan (3.50% in Proof of Claim 16-1), as set forth on the governing loan documents, for a period of five years from the Effective Date of the Plan. In addition to interest payments, the Lewises shall pay current taxes and insurance on a monthly basis. The principal balance of the Class 14 Claim shall be paid in full no later than 5 years after the Effective Date of the Plan. The Lewises will sell or refinance the property to meet the 5th year payment.

Class 15: Green Tree Servicing, LLC / The Bank of New York Mellon / Bank of America (or its successors or assigns), second deed of trust, 32234 Fish Pond Way, Pine property (aka 12833 S. Elk Creek Road, aka Lots #3 and #4).

The Lewises valued Lots #3 and #4 on their Amended Schedule A as \$627,866. The Lewis' value is based in part on a Comparative Market Analysis on Lot #4 only prepared by Kevin Wilson which provided a suggested price range of \$158,506 - \$197,225. Lot #4 is raw land. Lot #3 includes a residence on it, as well as trout fishing ponds. The total value of Lots #3 and #4 is based on Ronald Lewis' knowledge of the current market conditions. The Bank of New York Mellon filed proof of claim no. 15-1 asserting a claim as of the Petition Date of \$171,978.41.

In November 2012, Bank of America notified the Lewises that the residential property located at 32234 Fish Pond Way is in a floodplain and that the Lewises would be required to obtain flood insurance. The floodplain designation would prohibit the use of the building and adjacent area for the use that the Lewises have proposed in the Plan of Reorganization. The Lewises have obtained floodplain insurance, but dispute that the property is in a floodplain and are seeking to reverse the floodplain designation. To do so, the Lewises will need to engage an engineer to demonstrate that the building and land are not in a floodplain and then have the Federal Emergency Management Agency ("FEMA") update the floodplain information. The Lewises anticipate the associated cost will be approximately \$4,000. Once FEMA revises the floodplain information, the insurance premium paid for the floodplain coverage will be returned to the Lewises and the property will be able to be used as planned without flood insurance.

The Class 15 claimant has filed an "Election of Secured Creditor Pursuant to 1111(b)." Pursuant to 11 U.S.C. § 506, the Lewises believe that the Class 15 claim is presently unsecured. The Lewises assert the value of the Property is \$627,866.00, and is encumbered by a first deed of trust in favor of The Bank of New York Mellon / Bank of America in the amount of \$875,427.66 (Class 14). But for the Class 15 claimant's election under § 1111(b), the Lewises would propose the second position lien of Green Tree Servicing, LLC / The Bank of New York Mellon / Bank of America be released and the Class 15 claim treated as a Class 30 general unsecured claim pursuant to 11 U.S.C. § 506.

However, with the election under § 1111(b), the Class 15 claim shall be treated as a secured claim to the extent that such claim is allowed, in accordance with 11 U.S.C. § 1111(b)(2). The value of the secured portion based on present collateral value for the Class 15 Secured Claim shall be \$0.00 (the "Collateralized Value"). The balance of the claim held by the Class 15 claimant, over and

above the Collateralized Value (\$171,978.41) will remain secured by the property located at 32234 Fish Pond Way, Pine CO (aka 12833 S. Elk Creek Road, aka Lots #3 and #4) and will be paid without interest in a single balloon payment on or before the five (5) year anniversary of the Effective Date of the Plan. The Lewises may pre-pay the Class 15 Claim without penalty at any time. The Lewises will sell or refinance the property to meet the 5th year payment.

Class 16: The Bank of New York Mellon / JP Morgan Chase Bank, N.A. (or its successors or assigns), 6951 Lynx Lair, Evergreen property.

The Lewises valued the 6951 Lynx Lair property on their Amended Schedule A as \$341,178. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$341,178 - \$377,749. The Bank of New York Mellon filed proof of claim no. 28-1 asserting a claim as of the Petition Date of \$421,526.39.

The Class 16 Secured Claim is impaired by the Plan. The principal amount of the Class 16 claim will be allowed in an amount of \$341,178, unless the Class 16 claimant objects to such amount in its objection to confirmation of the Plan in which case the principal balance of the claim will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. Pursuant to 11 U.S.C. § 506, the claim is secured up to the value of the collateral for the claim and unsecured for the balance. The Class 16 Claim will bear interest at the rate of 3.5% per annum commencing on the Effective Date of the Plan unless the Class 16 claimant objects to such interest rate in its objection to confirmation of the Plan in which case the interest rate will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. The Class 16 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. Payments shall include property taxes and insurance. The Lewises estimate the monthly payment, excluding property taxes and insurance, will be \$1,532.04.

Class 17: Colonial Savings, FA (or its successors or assigns), 7052 Lynx Lair, Evergreen property.

The Lewises valued the 7052 Lynx Lair property on their Amended Schedule A as \$371,486. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$371,486 - \$411,307. Colonial Savings, FA filed proof of claim no. 6-1 asserting a claim as of the Petition Date of \$371,929.36.

The Class 17 Secured Claim is impaired by this Plan. The Class 17 Secured Claim will be treated as provided in the *Stipulation With Colonial National Mortgage for Adequate Protection and Plan Treatment* which is incorporated in this Plan as follows:

a. The principal amount of the Class 17 Claim will be allowed in an amount equal to the amount due the Class 17 claimant on the Effective Date of the Plan.

b. The Class 17 Claim shall receive monthly payments of interest only pursuant to the terms of the underlying loan documents from May 2013 through August 2014. The first Plan payment shall be due on or before May 15, 2013. Ongoing payments shall be due on the first day of the month and must be made in such a manner that they are received by Colonial Savings, F.A. by the first day of the month for the month in which they are due. Any ongoing payment received after that date will constitute a default. Pursuant to the underlying loan documents, the Class 17 Claim shall receive monthly payments of principal and interest from September 2014 through September 2034. Payments shall include an escrow for taxes and insurance.

c. In addition to the payments set forth above, the Lewises shall cure any post-petition, pre-confirmation arrears in equal monthly installments within 2 years of the Effective Date, commencing on or before May 15, 2013. Ongoing payments shall be due on the first day of the month. Arrears payments shall be due on the first day of the month and must be made in such a manner that they are received by Colonial Savings, F.A. by the first day of the month for the month in which they are due. Any arrears payment received after that date will constitute a default.

d. The Lewises may pre-pay the amounts due under this Plan, including the arrears, at any time without penalty.

e. All other provisions of the governing loan documents shall be unaltered by this Plan.

f. The Class 17 claimant will retain all liens that secured its claim as of the Petition Date.

g. Within sixty (60) days of the Effective/Confirmation Date, Colonial Savings, F.A. shall provide the Lewises a payoff statement showing the current principal balance due and monthly payment amount.

Class 18: Colonial Savings (or its successors or assigns), first deed of trust, 7772 Sourdough Drive, Morrison property.

The Lewises valued the 7772 Sourdough Drive property on their Amended Schedule A as

\$234,961. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$234,961 - \$263,980. Colonial Savings, FA filed proof of claim no. 5-1 asserting a claim as of the Petition Date of \$312,849.93.

The Class 18 Secured Claim is impaired by this Plan. The Class 18 Secured Claim will be treated as provided in the *Stipulation With Colonial National Mortgage for Adequate Protection and Plan Treatment* which is incorporated in this Plan as follows:

- a. The principal amount of the Class 18 claim will be allowed in an amount of \$280,000.
- b. The Class 18 Claim shall receive monthly payments of interest only pursuant to the terms of the underlying loan documents from May 2013 through August 2014. The first Plan payment shall be due on or before May 15, 2013. Ongoing payments shall be due on the first day of the month and must be made in such a manner that they are received by Colonial Savings, F.A. by the first day of the month for the month in which they are due. Any ongoing payments received after that date will constitute a default. Pursuant to the underlying loan documents, the Class 18 Claim shall receive monthly payments of principal and interest from September 2014 through September 2034. All payments shall include an escrow for property taxes and insurance.
- c. The Lewises may pre-pay the amounts due under this Plan at any time without penalty.
- d. All other provisions of the governing loan documents shall be unaltered by this Plan.
- e. The Class 18 claimant will retain all liens that secured its claim as of the Petition Date.
- f. Within sixty (60) days of the Effective/Confirmation Date, Colonial Savings, F.A. shall provide the Lewises a payoff statement showing the current principal balance due and monthly payment amount.

Class 19: Wells Fargo Bank, NA (or its successors or assigns), second deed of trust, 7772 Sourdough Drive, Morrison property.

The Lewises valued the 7772 Sourdough Drive property on their Amended Schedule A as \$234,961. The Lewises' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$234,961 - \$263,980. Wells Fargo Bank, NA filed proof of claim no. 20-1 asserting a claim as of the Petition Date of \$99,956.22.

The Class 19 Secured Claim is impaired by the Plan. The principal amount of the Class 19 claim will be allowed in an amount equal to the outstanding balance of the Class 19 claim as of the

Confirmation Date. Pursuant to 11 U.S.C. § 506, the claim is secured up to the value of the collateral for the claim and unsecured for the balance. The Lewises assert the value of the Property is \$234,961, and is encumbered by a first deed of trust in favor of Colonial Savings in the approximate amount of \$312,849.93 (see Class 18). Thus, the Class 19 claim is entirely unsecured. The second position lien of Wells Fargo Bank, N.A. shall be released and the Class 19 claim shall be treated as a Class 30 general unsecured claim pursuant to 11 U.S.C. § 506. To the extent Wells Fargo Bank, N.A. objects to this treatment in an objection to confirmation of the Plan, the principal amount of the Class 19 claim, and the extent to which it may be secured, will be determined by the Court at the confirmation hearing.

Class 20: Evergreen National Bank (or its successors or assigns), 7102 Lynx Lair, Evergreen property.

The Lewises valued the 7102 Lynx Lair property on their Amended Schedule A as \$375,000. A Uniform Residential Appraisal Report, as of October 31, 2011, prepared by High Peaks Appraisal, Inc. at the request of Evergreen National Bank, provides that the 7102 Lynx Lair property value is \$450,000 based on the sales comparison approach. The Lewises also obtained a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$443,311 - \$490,832. The Lewises reduced this value to \$375,000 on their Schedule A based on their personal assessment and knowledge of the property. Evergreen National Bank filed proof of claim no. 32-3 asserting a claim as of the Petition Date of \$359,225.53. The Lewises and Evergreen National Bank reached a stipulation regarding the treatment of the Class 20 claim.

The Class 20 Secured Claim is impaired by the Plan. The Debtor and Evergreen National Bank have entered into a stipulation regarding the treatment of the Class 20 Secured Claim. The Stipulation and the Plan provide the principal amount of the Class 20 Claim will be allowed in an amount equal to the amount due the Class 20 claimant on the Effective Date of the Plan, approximately \$375,029, which includes delinquent real property taxes that were paid by Evergreen National Bank. The Class 20 Claim will bear interest at the rate of 3.75% per annum commencing on the Effective Date of the Plan. The Class 20 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. The monthly payment, excluding property taxes and insurance, will be \$1,741.21. The Lewises shall timely pay

all property taxes and maintain insurance on the property at all times.

Class 21: Evergreen National Bank (or its successors or assigns), 6980 Lynx Lair, Evergreen property.

The Lewises valued the 6980 Lynx Lair property on their Amended Schedule A as \$335,900. A Uniform Residential Appraisal Report, as of December 21, 2011, prepared by High Peaks Appraisal, Inc. at the request of Evergreen National Bank, provides that the 6980 Lynx Lair property value is \$390,000 based on the sales comparison approach. Evergreen National Bank filed proof of claim no. 34-1 asserting a claim as of the Petition Date of \$335,991.64. The Lewises and Evergreen National Bank reached a stipulation regarding the treatment of the Class 21 claim.

The Class 21 Secured Claim is impaired by the Plan. The Debtor and Evergreen National Bank have entered into a stipulation regarding the treatment of the Class 21 Secured Claim. The Stipulation and the Plan provide the principal amount of the Class 21 Claim will be allowed in an amount equal to the amount due the Class 21 claimant on the Effective Date of the Plan, approximately \$347,029, which includes delinquent real property taxes that were paid by Evergreen National Bank. The Class 21 Claim will bear interest at the rate of 3.75% per annum commencing on the Effective Date of the Plan. The Class 21 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. The monthly payment, excluding property taxes and insurance, will be \$1,611.64. The Lewises shall timely pay all property taxes and maintain insurance on the property at all times.

On January 20, 2013, the house at 6980 Lynx Lair sustained a fire that started in the basement, damaged the living room floor and caused extensive smoke damage to the home. Evergreen National Bank has been notified of the fire and damage. The insurance company, Farmer's Insurance, has paid \$212,460.35 for the loss. The home is being repaired and the insurance funds are being held by Evergreen National Bank and dispersed as construction is completed. The home is over fifty percent repaired and should be fully repaired by November 15, 2013.

Class 22: Evergreen National Bank (or its successors or assigns), 6937 Ledge Lane, Evergreen property.

The Class 22 Claim was approximately \$368,352. On September 25, 2012, the Lewises filed a "Motion To Approve Sale Of Real Property Free And Clear Of Liens Claims And

Encumbrances” seeking to sell the 6937 Ledge Lane property. The Motion was approved and the property at 6937 Ledge Lane has been sold. The Contract to Buy and Sell Real Estate provided for a purchase price of \$450,000. The Buyers were required to obtain financing in the amount of \$373,204, which was be secured by a first deed of trust on the Property. The Lewises agreed to carry back a note in the amount of \$28,646 from the Buyers, to be secured by a second deed of trust on the Property. In addition, the Lewises have credited the Buyers the amount of \$18,324 toward the purchase price, which is comprised of the following expenses previously paid by the Buyers: \$7,217.82 for past due real property taxes for 2008, 2009, and 2010; a security deposit in the amount of \$2,195; and \$2,270 to amend the Property description. Additionally, at closing the Buyers were to pay \$3,294.62 for 2011 real property taxes, \$2,146.56 for January 1, 2012 thru September 4, 2012 real property taxes and \$1,200.06 for loan closing costs. The secured promissory note in the mount of \$28,646 from the Buyers in favor of the Lewises will be payable over a period of 10 years, and shall incur interest at the rate of 3.75% per annum. The estimated monthly payment from the Buyers to the Lewises is \$287.00. Objections to the motion were due by October 16, 2012. The Jefferson County Treasurer filed an objection concerning the 2011 and 2012 real property taxes. The Treasurer and Lewises resolved the objection and the Court approved the sale on October 26, 2012. Any deficiency claim by the Class 22 claimant will be included as a general unsecured Claim in Class 30.

Class 23: Freedom Mortgage Corporation (or its successors or assigns), 6746 Brook Forest Road, Evergreen property.

The Lewises valued the 6746 Brook Forest property on their Amended Schedule A as \$158,347. The Lewis’ value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$158,347 to \$168,086. Freedom Mortgage Corporation filed proof of claim 12-1 asserting a claim as of the Petition Date of \$160,892.68.

The Class 23 Secured Claim is impaired by the Plan. The principal amount of the Class 23 Claim will be allowed in an amount equal to the amount due the Class 23 claimant on the Effective Date of the Plan, \$164,718.52. The Class 23 Claim will bear interest at the rate of 5.0% per annum commencing on the Effective Date of the Plan. The Class 23 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis’ future income. Payments

shall include property taxes and insurance. The Lewises and Freedom Mortgage agreed to this treatment in resolution of Freedom Mortgage's Motion for Relief From Stay filed on July 11, 2012 (Docket #49), as is evidence by the Stipulation filed on September 6, 2012 (Docket #99), and approved by the Court on September 7, 2012 (Docket #102). According to Freedom Mortgage, the new monthly payment amount will be \$1,149.56 (\$884.24 P&I + \$265.32 T&I escrow).

Class 24: OneWest Bank, FSB / IndyMac Mortgage Services (or its successors or assigns), 6808 Brook Forest Road, Evergreen property.

The Lewises valued the 6808 Brook Forest Road property on their Amended Schedule A as \$147,785. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$147,785 - \$156,874. OneWest Bank, FSB filed proof of claim no. 23-1 asserting a claim as of the Petition Date of \$113,638.28.

The Class 24 Secured is impaired by the Plan. The principal amount of the Class 24 Claim will be allowed in an amount equal to the amount due the Class 24 claimant on the Effective Date of the Plan, approximately \$113,638.28. The Class 24 Claim will bear interest at the rate of 4.0% per annum commencing on the Effective Date of the Plan unless the Class 24 claimant objects to such interest rate in its objection to confirmation of the Plan in which case the interest rate will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. The Class 24 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. Payments shall include property taxes and insurance. The Lewises estimate the monthly payment, excluding property taxes and insurance, will be \$510.29.

On March 29, 2013, OneWest Bank, FSB filed an Objection to Confirmation of Chapter 11 Plan. The Lewises and One West Bank, FSB have agreed the Disclosure Statement and Plan will be amended to increase the interest rate from 3.5% to 4.0%. Such amendment is reflected in this Disclosure Statement and resolves the objection filed by OneWest Bank, FSB.

Class 25: OneWest Bank, FSB / IndyMac Mortgage Services (or its successors or assigns), 7400 County Hwy 73, Evergreen property.

The Lewises valued the 7400 County Hwy 73 property on their Amended Schedule A as \$600,000. The Lewis' value is based on their knowledge of the current market conditions. OneWest Bank, FSB filed proof of claim no. 9-1 asserting a claim as of the Petition Date of \$741,870.79.

The Class 25 Secured Claim is unimpaired by the Plan as the provisions of the governing loan documents shall be unaltered by the Plan. 7400 County Hwy 73 is the Lewis' primary residence. The Lewises estimate the value of the property is \$600,000. They have claimed the property exempt pursuant to C.R.S. § 38-41-201(1)(b) in the amount of \$90,000. The Class 25 Claim is approximately \$741,870.79 and has a current interest rate of 3.1250% (variable). Payments shall include property taxes and insurance. The current monthly payment, including property taxes and insurance, is \$4,219.15. The Lewises have requested OneWest Bank alter the terms of the loan to provide for a fixed interest rate at 3.1250% and, if necessary, may apply for any available loan modification programs to secure the fixed rate.

Class 26: Deutsche Bank National Trust Company / Ocwen Loan Servicing, LLC (or its successors or assigns), 6736 Brook Forest Road, Evergreen property.

The Lewises valued the 6736 Brook Forest Road property on their Amended Schedule A as \$270,700. The Lewis' value is based on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$270,700 - \$276,907. Deutsche Bank filed proof of claim 24-1 asserting a claim as of the Petition Date of \$283,319.93

The Class 26 Secured Claim is impaired by the Plan. The principal amount of the Class 26 claim will be allowed in an amount of \$270,700, unless the Class 26 claimant objects to such amount in its objection to confirmation of the Plan in which case the principal balance of the claim will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. Pursuant to 11 U.S.C. § 506, the claim is secured up to the value of the collateral for the claim and unsecured for the balance. The Class 26 Claim will bear interest at the rate of 3.5% per annum commencing on the Effective Date of the Plan unless the Class 26 claimant objects to such interest rate in its objection to confirmation of the Plan in which case the interest rate will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. The Class 26 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. Payments shall include property taxes and insurance. The Lewises estimate the monthly payment, excluding property taxes and insurance, will be \$1,215.56.

Class 27: Wells Fargo Bank, N.A. / America's Servicing Company (or its successors or assigns), first deed of trust, 7019 S. Frog Hollow Lane,

Evergreen property.

The Lewises valued the 7019 Frog Hollow Lane property on their Amended Schedule A as \$385,000. The Lewis' value is based, in part, on a Comparative Market Analysis prepared by Kevin Wilson which provided a suggested price range of \$457,817 - \$488,888. The Lewises reduced this value to \$385,000 on their Schedule A based on their personal assessment and knowledge of the property. While this property is a very nice lot, the house itself is in poor condition. Wells Fargo Bank, N.A. filed proof of claim no. 7-1 asserting a claim as of the Petition Date of \$287,378.68.

The Class 27 Secured Claim is impaired by the Plan. The principal amount of the Class 27 Claim will be allowed in an amount equal to the amount due the Class 27 claimant on the Effective Date of the Plan, approximately \$287,378.68. The Class 27 Claim will bear interest at the rate of 3.5% per annum commencing on the Effective Date of the Plan unless the Class 27 claimant objects to such interest rate in its objection to confirmation of the Plan, in which case the interest rate will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. The Class 27 Claim shall be amortized over a thirty (30) year period and paid in equal monthly installments from the Lewis' future income. Payments shall include property taxes and insurance. The Lewises estimate the monthly payment, excluding property taxes and insurance, will be \$1,290.46.

Class 28: Colorado Community Banks (or its successors or assigns), approximately 320 acres at Shaffer's Crossing Regarding the Lewises

Colorado Community Bank ("CCB") is a secured creditor of the Lewises pursuant to four promissory notes (the "Notes") guaranteed by the Lewises in 2010 in 2011. The borrowers and guarantors are in default under the terms of the Notes, and the total amount due to CCB as of the Petition Date was \$8,561,217.44 (see proof of claim no. 35). The Notes are secured by a number of parcels of property. The Notes are primarily secured by real property owned by non-debtor entities, including Buffalo Park Development Co., Colorado Mountain Properties, Inc., Care Construction Company, and Mountain Land Construction Co. CCB's claim is also secured by approximately 320 acres of undeveloped land at Shaffer's Crossing (aka Shaffer's II) which is owned by Ronald Lewis, and is the collateral for the Class 28 Secured Claim.

In July 2012, CCB filed three motions for relief from stay as to the real property owned by the non-debtor entities. The Lewises did not oppose the motions and the Court granted CCB's motions for relief from the automatic stay in August 2012 as to the property owned by non-debtor entities.

The Lewises valued the approximately 320 acres of land on their Amended Schedule A as \$200,000. The Lewis' value was based on their best estimate, opinion and knowledge of the marketplace. In or around November 2012, CCB commissioned an appraisal on the 320 acres, as well as other real property owned by non-debtor entities. CCB's appraisal performed by McCloud & Associates provides an "as is" value of \$210,000 for Shaffer's II as of November 6, 2012. In June 2013, the Lewises commissioned an appraisal on the Shaffer's II property. The Lewis' appraisal performed by Valuation Appraisals, Inc. provides an "as is" value of \$680,000 as of June 10, 2013.

The Shaffer's II property has been the subject of dispute between the Lewises and The Glenelk Association, Inc. ("Glenelk"). At all times relevant, the 320 acres has not had road access to it. Neighboring parcels to the 320 acres include those owned by Buffalo Park, Pine Estates, LLC and Glenelk. In *The Glenelk Association, Inc., v. Ronald P. Lewis*, case no. 10SC275, the Colorado Supreme Court summarized the proceedings and ruling from the trial court and Colorado Court of Appeals as follows:

In this private condemnation proceeding, respondent Ronald P. Lewis seeks to condemn a private way of necessity across land owned by The Glenelk Association, Inc. ("Glenelk") to access an allegedly landlocked parcel of land for residential development. The trial court dismissed Lewis's petition in condemnation, concluding that Lewis failed to articulate a concrete proposal for development that would permit the court to determine the necessity for and appropriate scope of the allowable easement to be imposed through condemnation.

On appeal, the court of appeals ruled that the condemnation must be allowed to proceed if the proposed easement is for uses consistent with applicable zoning regulations. We determine that the trial court applied the correct legal standard and its findings of fact are supported by evidence in the record. Accordingly, we reverse the judgment of the court of appeals.

We hold that, when a petitioner seeks to condemn a private way of necessity for access to property it wishes to develop in the future, it must demonstrate a purpose for the condemnation that enables the trial court to examine both the scope of and necessity for the proposed condemnation, so that the burden to be imposed upon the condemnee's property may be ascertained and circumscribed through the trial court's condemnation order. The record in this case supports the trial court's dismissal of the condemnation petition.

The Glenelk Association, Inc., v. Ronald P. Lewis, case no. 10SC275 (September 12, 2011).

As part of their reorganization efforts, the Lewises were previously in discussions with Pine Estates, LLC regarding the sale of all or a portion of the 320 acres. Pine Estates, LLC owns real property to the South of the 320 acres and has access to County Road 126. The discussions with Pine Estates, LLC did not result in any firm commitment from Pine Estates, LLC to buy the Lewis' property or to allow the Lewises access to County Road 126.

On May 23, 2013, CCB filed a motion for relief from the automatic stay regarding the approximately 320 acres at Shaffer's II. The Lewises filed an objection to the motion on June 11, 2013 and the Court held a preliminary hearing on June 18, 2013. At that hearing, the Court set the matter for a final, evidentiary hearing on July 29, 2013. On July 22, 2013, the Lewises and CCB executed Debtors' Stipulation with Colorado Community Bank for Relief from Stay ("CCB Stipulation"). The CCB Stipulation was filed with the

Court on July 24, 2013 and approved by the Court on July 26, 2013. The CCB Stipulation provides in relevant part:

- a. The Lewises consent to the Court granting CCB relief from the automatic stay with respect to Shaffer's Crossing;
- b. CCB will credit or reduce only the Lewis' obligation to CCB in the amount of \$595,000, by filing an amended proof of claim;
- c. To the extent that the Lewises have filed, or had others file, any *lis pendens* against the Property, they shall release such *lis pendens* within 10 days after the order approving this Stipulation is final and not appealable; and
- d. Within 10 days after the order approving this Stipulation is final and not appealable, the Lewises will execute a Deed in Lieu, to be prepared by CCB, that conveys the Property to CCB.

The Plan incorporates the terms of the CCB Stipulation. CCB shall be allowed a Class 30 general unsecured claim in the amount of \$7,966,217.44 (\$8,561,217.44 from proof of claim no. 35 minus \$595,000 credit).

Class 29: Jefferson County Treasurer.

The Class 29 Secured Claims are impaired by this Plan. The Jefferson County Treasurer's Claim consists of taxes incurred between 2005 and 2012 secured by various parcels of the Lewis' real property. The Class 29 Claims will be Allowed in their full amount and paid with interest at the applicable statutory rate. The Lewises shall have up to four years to pay the Class 29 Claims in full with applicable interest. As set forth above, the Plan provides that certain of the real property tax claims will be paid by the lenders in Classes 2 through 27. The statutory rights of the Class 29 claimant are otherwise unaffected by this Plan.

Buffalo Park Development Co.

Class B: Mutual of Omaha LoanPro, LLC, First deed of trust, Lots 6, 9, 10, 18, 19, 21, 22, 23, 24, 25, 27, 28 and 29, Homestead Filing No. 6, Jefferson County, Colorado ("Homestead Filing No. 6").

In its original Schedules, Buffalo Park valued Homestead Filing No. 6 as \$3,750,000. Based upon the Medvidofsky Appraisal, Buffalo Park now values Homestead Filing No. 6 at

\$1,725,000, with water tap attachment and provision, and \$1,400,000, without such water provision. Buffalo Park has amended its Schedule A of real property assets contemporaneously herewith to reflect these values. The creditor secured with the Homestead Filing No. 6, Mutual of Omaha Loan Pro, LLC (“Mutual”), has not yet filed a proof of claim in the Buffalo Park case. Mutual has valued Homestead Filing No. 6 at \$940,000, pursuant to its appraisal attached to its motion for relief from stay, filed on June 11, 2013. Buffalo Park has listed the amount owed on its Schedule D as \$1,592,836.77.

The Class B Secured Claim is impaired by the Plan. The principal amount of the Class B claim shall be valued at \$1,400,000, unless the Class B claimant objects to such amount in its objection to confirmation of the Plan, in which case the principal balance of the claim will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. As noted, Buffalo Park asserts the value of Homestead Filing No. 6 is at least \$1,400,000. In full and final satisfaction of the Class B Claim, Buffalo Park will surrender Homestead Filing No. 6 to Mutual of Omaha Loan Pro, LLC, upon Plan confirmation or relief from stay, whichever occurs first. Pursuant to 11 U.S.C. § 506, the claim is secured up to the value of the collateral for the claim and unsecured for the balance. Any deficiency or difference between the allowed amount of the proof of claim filed by Mutual of Omaha Loan Pro, LLC, and the allowed Class B Claim shall constitute an Allowed Unsecured Claim treated in Class I, as described below.

Note that Homestead Filing No. 6 will be surrendered without the provision of water. Although Mutual of Omaha Loan Pro, LLC, claims to hold a perfected security interest in water rights and taps, pursuant to an “Application & Permit for Water Attachment/ Tap Agreement (the “Attachment Agreement”) and an un-supported UCC1 statement purporting to encumber such, Buffalo Park asserts that any obligation under the Attachment Agreement is merely an executory contract, which can be rejected by Buffalo Park as in the best interest of its estate. Buffalo Park asserts that Mutual of Omaha Loan Pro, LLC, cannot assert a security interest without a valid security agreement or pledge and that the Attachment Agreement cannot constitute such. Accordingly, Buffalo Park will not provide water attachment and services to Homestead Filing No. 6 for free pursuant to the Attachment Agreement, and Mutual of Omaha Loan Pro, LLC, will be entitled to an unsecured Claim, upon rejection, which will be treated in Class I in an amount equal to

the aggregate value of the water attachments to Homestead Filing No. 6.

Class C: Colorado Community Banks, First deed of trust, approximately 250 pieces of real property, lots and parcels

Colorado Community Bank (“CCB”) is a secured creditor of Buffalo Park and holds a first deed of trust encumbering approximately 250 pieces of real property, lots and parcels, held in six distinct developments, referred to as: Shaffers, Bear Mountain, Homestead, Rio Grande, Cragmont, and Rocky Mountain. A detailed description of the various pieces of real property pledged to CCB, divided by the particular development, is attached hereto as Exhibit 2. Buffalo Park is in default on its obligation to CCB, which obligation is personally guaranteed by the Personal Buffalo Parks.

Buffalo Park values CCB’s collateral in the aggregate at \$4,596,000, given current market conditions and after consultation with CCB and Buffalo Park’s appraiser. Buffalo Park has amended its Schedule A of real property assets contemporaneously herewith to reflect these values. CCB has not filed a proof of Claim in Buffalo Park’s bankruptcy case, but Buffalo Park has listed the amount owed on its Schedule D as \$8,150,695.50.

The Class C Secured Claim is impaired by the Plan. The principal amount of the Class C claim shall be valued at \$4,596,000, unless the Class C claimant objects to such amount in its objection to confirmation of the Plan, in which case the principal balance of the claim will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. Pursuant to 11 U.S.C. § 506, the claim is secured up to the value of the collateral for the claim and unsecured for the balance. The deficiency or difference between the allowed amount of CCB’s total Claim, \$8,150,695.50, and the allowed Class C Claim, \$4,596,000, shall constitute an Allowed Unsecured Claim treated in Class I, as described below. Thus, CCB shall be allowed a Class I general unsecured claim in the amount of \$3,554,695.

To facilitate and ensure the treatment set forth below of the Class C Claim, Buffalo Park will transfer its water related operations, licenses, rights, and properties to a new non-profit corporation to be formed upon the Effective Date.

The Class C Claim will bear interest at the rate of 5% per annum commencing on the Effective Date of the Plan unless the Class C claimant objects to such interest rate in its objection to confirmation of the Plan, in which case the interest rate will either be agreed to by the parties or fixed by the Court as part of the confirmation hearing. The Class C Claim shall be amortized over a thirty (30) year period but paid in the following manner as set forth below and in reference to Exhibit 2:

- a. **For real property located in Shaffers as set forth on Exhibit 2:** Buffalo Park shall have six months from the Effective Date to market and sell the Glanzman property and one year from the Effective date to market and sell the remaining Shaffers tracts. Should Buffalo Park fail to conclude such sales in the time allowed, CCB shall be free to foreclose upon such unsold real properties or Buffalo Park will transfer same by quit claim deed, if requested by CCB. Real property taxes encumbering the Shaffers real properties shall be paid from sales proceeds, as will sales commissions. The amounts of CCB's Allowed Secured Claims secured by and, accordingly, the release prices for the individual properties encompassed within Shaffers are set forth in Exhibit 2. CCB shall receive net proceeds from the sale of the Glanzman property of \$198,000 and net proceeds from the sale of the remaining Shaffers properties of \$198,222, unless CCB voluntarily agrees to receive less.
- b. **For real property located in Bear Mountain as set forth on Exhibit 2:** Buffalo Park shall have one year from the Effective Date to market and sell the Fern Gulch properties and three years from the Effective date to market and sell the remaining Bear Mountain tracts. Should Buffalo Park fail to conclude such sales in the time allowed, CCB shall be free to foreclose upon such unsold real properties or Buffalo Park will transfer same by quit claim deed, if requested by CCB. Real property taxes encumbering the Bear Mountain real properties shall be paid from sales proceeds, as will sales commissions. Further, CCB shall allow the sum of \$80,000 from gross sale proceeds to be used to install a cistern for the Bear Mountain properties. The amounts of CCB's Allowed Secured Claims secured by and, accordingly, the release prices for the individual properties encompassed within Bear Mountain are set forth in Exhibit 2. CCB

shall receive net proceeds from the sale of the Fern Gulch properties of \$277,500 and net proceeds from the sale of the remaining Bear Mountain properties of \$901,875, unless CCB voluntarily agrees to receive less.

- c. **For real property located in Homestead as set forth on Exhibit 2:** Buffalo Park shall have one year from the Effective Date to market and sell the Colonist Way property and five years from the Effective date to market and sell the remaining Homestead tracts. Should Buffalo Park fail to conclude such sales in the time allowed, CCB shall be free to foreclose upon such unsold real properties or Buffalo Park will transfer same by quit claim deed, if requested by CCB. Real property taxes encumbering the Homestead real properties shall be paid from sales proceeds, as will sales commissions. Further, CCB shall allow the sum of \$570,000 from gross sale proceeds to be used for water tap provision to the Homestead properties and for development costs. The amounts of CCB's Allowed Secured Claims secured by and, accordingly, the release prices for the individual properties encompassed within Homestead are set forth in Exhibit 2. CCB shall receive net proceeds from the sale of the Colonist Way property of \$145,500 and net proceeds from the sale of the remaining Homestead properties of \$1,745,000, unless CCB voluntarily agrees to receive less.
- d. **For real property located in Rio Grande as set forth on Exhibit 2:** Buffalo Park shall have one and one half years from the Effective Date to market and sell the Rio Grande properties. Should Buffalo Park fail to conclude such sales in the time allowed, CCB shall be free to foreclose upon such unsold real properties or Buffalo Park will transfer same by quit claim deed, if requested by CCB. Real property taxes encumbering the Rio Grande real properties shall be paid from sales proceeds, as will sales commissions. The amounts of CCB's Allowed Secured Claims secured by and, accordingly, the release prices for the individual properties encompassed within Rio Grande are set forth in Exhibit 2. CCB shall receive net proceeds from the sale of the Rio Grande properties of \$954,500, unless CCB voluntarily agrees to receive less.
- e. **For real property located in Cragmont as set forth on Exhibit 2:** Buffalo Park shall have five years from the Effective Date to market and sell the Cragmont properties.

Should Buffalo Park fail to conclude such sales in the time allowed, CCB shall be free to foreclose upon such unsold real properties or Buffalo Park will transfer same by quit claim deed, if requested by CCB. Real property taxes encumbering the Cragmont real properties shall be paid from sales proceeds, as will sales commissions. Further, CCB shall allow the sum of \$350,000 from gross sale proceeds to be used for water tap provision to the Cragmont properties and for development costs. The amounts of CCB's Allowed Secured Claims secured by and, accordingly, the release prices for the individual properties encompassed within Cragmont are set forth in Exhibit 2. CCB shall receive net proceeds from the sale of the Cragmont properties of \$836,900, unless CCB voluntarily agrees to receive less.

- f. **For real property located in Rocky Mountain as set forth on Exhibit 2:** Buffalo Park shall have two years from the Effective Date to market and sell the Rocky Mountain property. Should Buffalo Park fail to conclude such sales in the time allowed, CCB shall be free to foreclose upon such unsold real properties or Buffalo Park will transfer same by quit claim deed, if requested by CCB. Real property taxes encumbering the Rocky Mountain real property shall be paid from sales proceeds, as will sales commissions. The amounts of CCB's Allowed Secured Claim secured by and, accordingly, the release price for the individual property encompassed within Rocky Mountain are set forth in Exhibit 2. CCB shall receive net proceeds from the sale of the Rocky Mountain property of \$131,500, unless CCB voluntarily agrees to receive less.

Class D: North Fork Associates LLC and Mountain Reservoir Co.

North Fork Associates LLC and Mountain Reservoir Co. are secured creditors of Buffalo Park. The Plan provides that the holder of the Class D Claim shall retain all valid existing liens securing its Claim and that the existing legal, equitable, and contractual rights of the holder of the Class 3 Claim are left unaltered. Class D Claim is unimpaired by the Plan.

Class E: Boulder County Treasurer.

The Class E Secured Claims are impaired by this Plan. Buffalo Park listed the Boulder County Treasurer in its Schedules with a claim of \$10,011.18. The Boulder County Treasurer filed Proof of Claim 5-1 asserting a secured claim of \$10,427.09 based on a tax lien on property with a

schedule/account number of: R25329 (990 Chute) and R25330 (390 Chute). The Class E Claim will be Allowed in its full amount and paid with interest at the applicable statutory rate. Buffalo Park shall have up to four years to pay the Class E Claim in full with applicable interest. The statutory rights of the Class E claimant are otherwise unaffected by this Plan.

Class F: Gilpin County Treasurer.

The Class F Secured Claims are impaired by this Plan. Buffalo Park listed the Gilpin County Treasurer in its Schedules with a claim of \$4,232.15. As of the date of this Disclosure Statement, the Gilpin County Treasurer has not filed a proof of claim. The Class F Claim will be Allowed in its full amount and paid with interest at the applicable statutory rate. Buffalo Park shall have up to four years to pay the Class F Claim in full with applicable interest. The statutory rights of the Class F claimant are otherwise unaffected by this Plan.

Class G: Jefferson County Treasurer.

The Class G Secured Claims are impaired by this Plan. Buffalo Park listed the Jefferson County Treasurer in its Schedules with a claim of \$334,748.04. The Jefferson County Treasurer filed Proof of Claim 6-1 asserting a secured claim of \$743,012.89, including

- \$132,473.08 for year 2012
- \$508,889.10 for years 1997-2011
- \$101,650.71 estimated for year 2013

Proof of Claim 6-1 includes properties owned by Buffalo Park and Colorado Mountain Properties. The Allowed Class G Claim will be allowed in its full amount as it pertains to Buffalo Park and paid with interest at the applicable statutory rate. Buffalo Park shall have up to four years to pay the Allowed Class G Claim as it relates to Buffalo Park in full with applicable interest. The statutory rights of the Class G claimant are otherwise unaffected by this Plan.

Class H: Lake County Treasurer.

The Class H Secured Claims are impaired by this Plan. Buffalo Park listed the Lake County Treasurer in its Schedules with a claim of \$11,965.75. As of the date of this Disclosure Statement, the Lake County Treasurer has not filed a proof of claim. The Class H Claim will be Allowed in its full amount and paid with interest at the applicable statutory rate. Buffalo Park shall have up to four years to pay the Class H Claim in full with applicable interest. The statutory rights of the Class H

claimant are otherwise unaffected by this Plan.

4. General Unsecured Claims

Ronald and Carol Lewis

Class 30, Allowed Unsecured Claims of Ronald and Carol Lewis.

Class 30 consists of those unsecured creditors of the Lewises who hold Allowed Claims. As set forth in Article IV, paragraph 4.2 of the Plan, each month for five years following the Effective Date of the Plan, the Lewises will deposit \$1,998.00 into the Unsecured Creditor Account. Every time three deposits have been made into the account, the balance of the account will be distributed to the holders of Allowed Administrative Claims who elect to be treated under this provision on a Pro Rata basis until such time as all holders of Allowed Administrative Claims have been paid in full. Once the holders of Allowed Administrative Claims have been paid in full, every time thereafter three deposits have been made into the Unsecured Creditor Account, the balance of the account will be distributed for a period of 5 years to Class 30 claimants holding Allowed Claims on a Pro Rata basis. A payment of \$1,998.00 per month for five years results in total deposits to the Unsecured Creditor Account of \$119,880.

Holders of Class 30 Allowed Claims shall also share on a Pro Rata basis in the equity of the Vacant Land as set forth herein. The Lewises shall have four years from the Effective Date in which to sell the Vacant Land. If the Lewises are unable to sell the Vacant Land themselves or through a real estate broker within four years after the Effective Date of the Plan, the Vacant Land will be sold through an auction. As each property is sold, but no later than five years from the Effective Date, the Lewises shall distribute to Class 30 claimants holding Allowed Claims on a Pro Rata basis the lesser of: (a) the value of each property within the Vacant Land definition (as scheduled on Amended Schedule A and restated in the Disclosure Statement), or (b) the net proceeds from such sales or auctions.

Unencumbered, vacant land	Value (on Amended Schedule A)
7002 Lynx Lair	\$25,000
Cragmont Lane, Block C	\$700
Cragmont Lane, Block C	\$700

Cragmont Lot 45 Plus Lane	\$15,000
Cragmont Lot 75 Plus Lane	\$15,000
Ro Row Mine Lode Claim	\$1,030
Saddle Mountain Heights	\$25,000
Total:	\$82,430.00

The Lewises' obligations to Class 30 shall be deemed satisfied in full at such time as they: i) pay the Administrative Claims and the total periodic payments of \$119,880 to Class 30 as set forth above; and ii) pay the Class 30 claimants for the Vacant Land as set forth above.

Finally, although no such Avoidance Action are anticipated at this time, any and all funds recovered by the Lewises or creditors on account of Avoidance Actions shall be distributed to Class 30 on a Pro Rata basis, net of attorneys' fees and costs.

As is more fully explained above in article XI ("Description of Liabilities"), part D, the total amount of Class 30 Claims is estimated to be \$1,914,942.44 (see Exhibit C). This amount excludes the claims of CCB, but includes the estimated unsecured claims of Mutual of Omaha Bank. The total amount of Class 30 will increase due to deficiency claims associated with the secured lenders in Classes 2 through 28. Those deficiency claims are anticipated to be approximately \$9,397,327.76 (including CCB's unsecured claim) and \$1,431,110.32 (excluding CCB's unsecured claim) (see Exhibit A), bringing the total Class 30 unsecured creditor Claims to \$11,312,270.20 (including CCB's claim) and \$3,346,052.76 (excluding CCB's claim) (see Exhibits A and C). To the extent that the Plan is amended to change the allowed claim of any secured creditor, the deficiency claims may increase or decrease.

Based on the total periodic payments of \$119,880, the Lewises estimate that Class 30 unsecured creditors will receive a distribution equal to approximately 1% (including CCB and other Class 2-28 deficiency claims) to 3.6% (excluding CCB and including other Class 2-27 deficiency claims) of their Allowed Claims. As is discussed above, this percentage distribution will increase from the sale of the Vacant Land, which could add another \$82,430.00 to the \$119,880 anticipated for the Class 30 unsecured creditor Claims. This would raise the percentage distribution to 2% to 6% of their Allowed Claims.

Class 30 claimants should be aware that pursuant to § 1129(a)(15) of the Bankruptcy Code, they have the right to object to the Plan if it does not provide them with property of a value that is not less than the projected disposable income of the Lewises as defined in Bankruptcy Code §1325(b)(2) during the five year period beginning on the date that the first payment is due under the Plan. Given market conditions in Evergreen, Colorado and the payments that are required by the Lewises to meet operating expenses for the properties and living expenses, the Lewises have no disposable income above what is provided in this Disclosure Statement and Plan. The Lewises believe that the Plan pays creditors an amount in excess of the amount that would be due pursuant to § 1129(a)(15).

Buffalo Park Development, Co.

Class I, Allowed Unsecured Claims of Buffalo Park.

Class I consists of all Allowed Unsecured Claims against Buffalo Park not arising from executory contracts assumed by the Debtor. Class I would currently consist of approximately 15 Unsecured Claims, including deficiency Claims, totaling approximately \$5,500,000.00. The Plan provides that the holders of Allowed Unsecured Claims in Class I will receive a 2 percent payment on their Claims under the Plan, without reduction to a net present value, paid quarterly over the five years following confirmation of the Plan.

Further, the first payment to holders of Allowed Unsecured Claims in Class I will be made within thirty days of the Effective Date or upon allowance if such Claims are Disputed Claims that would otherwise be in Class I. The pro rata amounts that would be distributable to the holders of such Disputed Claims, if allowed, shall be reserved in a segregated account. Upon resolution of such Disputed Claims, the Pro Rata amount reserved shall be distributed in accordance with the resolution of the Disputed Claim. Payments to the holders of Class I shall continue for the period of five years only from the Effective Date and will be made quarterly within such five year period

Payments shall be made quarterly by Buffalo Park to holders of Allowed Unsecured Claims in Class I, beginning within thirty days of the Effective Date or upon allowance, if such Claims are Disputed Claims that would otherwise be in Class I. The pro rata amounts that would be distributable to the holders of such Disputed Claims, if allowed, shall be

reserved in a segregated account. Upon resolution of such Disputed Claims, the Pro Rata amount reserved shall be distributed in accordance with the resolution of the Disputed Claim. Payments to the holders of Class I shall continue for the period of five years only from the Effective Date. Payments to claim holders shall be sent via regular mail.

5. Interests

Class 31, Interests in Ronald and Carol Lewis.

Class 31 includes the Interests held by Ronald and Carol Lewis in the estate of the Lewises personal case. Class 31 is unimpaired by the Plan.

Class J, Interests in Buffalo Park.

Class J includes the Interests in Buffalo Park, specifically, the Interests held by Ronald and Carol Lewis in Buffalo Park. Class J is unimpaired by the Plan.

C. Means for Execution of the Plan

Ronald and Carol Lewis

Pursuant to the Plan, the Lewises shall restructure their debts and obligations and continue to operate in the ordinary course of business, including the leasing of properties and operation of their businesses. As set forth in the Plan and this Disclosure Statement, the rental income from these properties and the Lewis' disposable income, together with the restructuring of the mortgages and other secured debts, will generate sufficient funds to pay on a pro-rata basis a portion of the Lewis' unsecured debts. The reduction of payments to secured creditors as a result of Plan confirmation will have a material beneficial impact on the Lewis' ability to service their debt. The Lewises therefore believe that the Plan represents the best way for creditors to recover on their claims and allows the Lewises to preserve their businesses.

Buffalo Park Development, Co.

Buffalo Park will make all payments required to be made on the Effective Date from its estate's cash. Buffalo Park estimates that the amount required to be paid on the Effective Date will be approximately \$15,000.00, which amount is or will be on deposit in the debtor-in-possession account, to pay Administrative Claims.

To fund the Plan beyond the Effective Date, the Buffalo Park will continue its operations and distribute payments in accordance with the terms of the Plan. The duration of the Plan will

not exceed five years following the Effective Date, and all payments under the Plan will be made within that period. All distributions made under the Plan will be made by Buffalo Park pursuant to the terms of the Plan, 11 U.S.C. § 363, or Court Order, as applicable. Distributions made under the Plan will begin upon the Effective Date or as otherwise specified in the Plan or herein. Buffalo Park estimates that six months following the Effective Date will be required to finalize any Claims objections and other litigation and to substantially consummate the Plan.

D. Administrative Claim Bar Date

If the Plan is confirmed, all applications for allowance and payment of Administrative Claims, including Professional Fees, must be filed within 45 days following the Effective Date of the Plan, unless additional time is timely requested. Administrative claims under 11 U.S.C. § 503(b)(9) were required to be filed by the Bar Date of September 11, 2012. No Section 503(b)(9) claims have been filed.

IX. PLAN FEASIBILITY

The Debtors' Plan is feasible based upon the Debtors' ability to achieve the various components of the Plan. The Debtors expect to have sufficient cash on hand on the Plan Effective Date to meet all payments due at that time. The balance of the payments due under the Plan will be derived from the Debtors' income and the sale of certain properties as set forth herein. In support of their Plan, the Lewises have prepared monthly and annual projections (see Exhibit D). The Glenelk Association has questioned the Debtors' charitable contributions of \$650 per month (or \$7,800 per year) included in the projections. As is reflected in their tax returns, the Lewises have consistently made charitable contributions in excess of this amount (e.g. the Debtors made charitable contributions of \$10,776 in 2010 and \$13,809 in 2011).

The Lewises have also attached a summary of the Monthly Operating Reports filed in this case for the months of April 2012 through July 2013 (see Exhibit E). Based on these Monthly Operating Reports, the Lewis' income has averaged \$46,513.95 per month and expenses have averaged \$26,733.20 per month. While the Lewises have continued to make payments to certain secured creditors based on the regular monthly payment, agreed adequate protection payments, or in resolution of motions for relief from stay, the Lewises expenses during the Chapter 11 are artificially

low as they have not made all of their secured debt payments as they have attempted to workout Plan treatment.

X. RISK TO CREDITORS

This Disclosure Statement contains statements that look into the future. There is no way to ensure the accuracy of these statements. The Debtors used their best efforts based upon all the information available to the Debtors in making these statements. The Debtors attempted to be conservative in their analysis. However, the Debtors believe that the Plan as proposed offers the best option for creditors. The principal alternative to the Debtors' reorganizations under Chapter 11 is a conversion of the cases to Chapter 7 of the Bankruptcy Code. As indicated in the Debtors' liquidation analyses provided below, liquidation of the Debtors' assets will result in little to no payment to unsecured creditors in either the Lewis or Buffalo Park estates.

XI. TAX CONSEQUENCE

The Debtors are not providing tax advice to creditors or interest holders. **U.S. Treasury Regulations require you to be informed that, to the extent this section includes any tax advice, it is not intended or written by the Debtors or their counsel to be used, and cannot be used, for the purpose of avoiding federal tax penalties.** Each party affected by the Plan should consult its own tax advisor for information as to the tax consequences of Plan confirmation. Generally, unsecured creditors should have no tax impact as a result of Plan confirmation. The recovery of each creditor is payment on account of a debt and generally not taxable, unless the creditor wrote off the debt against income in a prior year in which case income may have to be recognized. Interest holders may have very complicated tax effects as a result of Plan confirmation.

XII. EVENTS DURING THE CHAPTER 11 CASE

Ronald and Carol Lewis

As discussed above, the Lewises hired four professionals to assist it in this Chapter 11 case: Kutner, Brinen, Garber P.C. (Bankruptcy Counsel), Dix Barrett & Stiltner, P.C. (Accountant), Boog & Cruser, P.C. (Special Counsel) and Valuation Appraisals, Inc. (Appraiser). On April 27, 2012, the Lewises attended their Meeting of Creditors held pursuant to 11 U.S.C. § 341. No creditor's committee was appointed. The Lewises submitted their Initial Financial

Report to the U.S. Trustee and have filed all required Monthly Operating Reports from April 2012 through the present.

On July 6, 2012, Glenelk Association, Inc., an unsecured creditor, filed a motion to conduct a Rule 2004 examination of the Debtors. The Court granted the request on July 9, 2012. The parties originally scheduled the examination for August 7, 2012, but continued the examination to September 21, 2012, on which date they examined Ron and Carol Lewis, and their son, Norman Lewis.

On July 16, 2012, Colorado Community Bank filed several motions for relief from the automatic stay as to real property owned by non-debtor entities. The Lewises did not oppose the motions and Colorado Community Banks obtained relief from stay on August 17, 2012.

On July 11, 2012, Freedom Mortgage Corporation filed a motion for relief from the automatic stay as to the property located at 6746 Brook Forest Road, Evergreen, Colorado. The Lewises filed an objection. The Lewises and Freedom Mortgage Corporation resolved the motion; and the Court approved the Stipulation which is incorporated into the Plan.

On September 6, 2012, TCF National Bank filed a motion for relief from the automatic stay regarding a water tap issue on property located at 6933 Granite Crag Circle, Evergreen, Colorado. The Lewises filed an objection on September 25, 2012, and a preliminary hearing was held on October 2, 2012. The Lewises and TCF reached a stipulation to resolve the motion, allowing TCF to pursue state court litigation with respect to the tap fee issue as against non-debtor entities. The Court approved the stipulation on October 18, 2012.

On September 14, 2012, Mutual of Omaha Bank filed a motion for relief from the automatic stay regarding eleven lots in Homestead Filing No. 6, Evergreen, Colorado. The Lewises filed an objection on October 2, 2012. To correct certain factual statements and procedural issues, Mutual of Omaha Bank withdrew its original motion and filed a new motion for relief from stay on October 10, 2012. The Lewises filed a Limited Objection and the Court granted relief from stay on November 6, 2012.

On September 25, 2012, the Lewises filed a Motion to Approve Sale of Real Property Free and Clear of Liens Claims and Encumbrances with respect to 6937 Ledge Lane, Evergreen, Colorado. The Jefferson County Treasurer filed an objection concerning the 2011 and 2012 real

property taxes. The Lewises and Jefferson County Treasurer filed a stipulation resolving the objection and the Court entered an Order on October 26, 2012 approving the stipulation and the sale motion. The sale of this property occurred on November 16, 2012, and satisfied Class 22 (Evergreen National Bank) and real estate taxes owed to Jefferson County Treasurer.

On October 26, 2012, Bank of the West filed a motion for relief from stay regarding the property identified as Lot 2, 04-117254MA, Pine, CO 80470. On November 13, 2012, the Lewises filed an objection to the motion. The hearing on Bank of the West's motion has been continued several times as the parties continue to resolve the motion without the need for an evidentiary hearing.

In December 2012, the Lewises entered into stipulations with Evergreen National Bank for adequate protection payments on the properties located at 7102 Lynx Lair and 6980 Lynx Lair.

Prior to Buffalo Park filing its own Chapter 11 petition, the Lewises had proposed their own Plan of Reorganization. Hearings on the adequacy of the Lewis' disclosure statement were held on January 9, 2013, February 27, 2013, May 15, 2013, and July 2, 2013. During this time, several objections to the Lewis' disclosure statement and plan were filed. The Lewises were able to reach stipulations with several creditors, including CCB (Docket #302), US Bank (Docket #255), and Colonial National Mortgage (Docket #244). Also during that time, on May 8, 2013, Glenelk filed a Motion for Substantive Consolidation of the Bankruptcy Estate With Debtors' Closely-Held Corporate Entities: Buffalo Park Development Company, Inc.; Mountain Land Construction Company, Inc.; And Evergreen Memorial Park, Inc. (the "Consolidation Motion"). Both the Lewises and CCB opposed the Consolidation Motion. The Lewises and Glenelk resolved the Consolidation Motion by agreeing to seek joint administration of the Lewis and Buffalo Park cases and to propose a joint plan. The Lewises requested joint administration on July 15, 2013 and the Court granted the request on July 18, 2013.

Throughout the Chapter 11 case, the Lewises and their attorneys have attempted to reach restructuring agreements with several creditors.

Buffalo Park Development, Co.

As discussed above, Buffalo Park hired two professionals to assist it in this Chapter 11 case: Laufer & Padjen, LLC (Bankruptcy Counsel) and Valuation Appraisals, Inc. (Appraiser). On June 11, 2013, Buffalo Park, through Norman Lewis and L&P, attended its Meeting of Creditors held pursuant to 11 U.S.C. § 341. No creditor's committee was appointed. Buffalo Park has submitted its Initial Financial Report to the U.S. Trustee, and has filed all required Monthly Operating Reports from May 2013 through the present.

On May 16, 2013, Glenelk filed a Motion for Substantive Consolidation of Buffalo Park Development Co and Other Affiliated Entities into the Bankruptcy of Ronald and Carol Lewis (the "Consolidation Motion"). Both the Lewises and CCB opposed the Consolidation Motion, and Buffalo Park filed a joinder to the Lewis' objection. The parties resolved the Consolidation Motion by agreeing to seek joint administration of the Lewis and Buffalo Park cases and to propose a joint plan. The Lewises requested joint administration on July 15, 2013 and the Court granted the request on July 18, 2013.

On June 11, 2013, Mutual of Omaha LoanPro, LLC filed a motion for relief from the automatic stay with respect to vacant lots in Homestead Filing 6. Buffalo Park filed an objection on July 2, 2013 and a preliminary hearing was held on July 9, 2013. The matter is set for a final, evidentiary hearing on September 25, 2013. Buffalo Park is working to reach an agreement with Mutual that would resolve the motion.

XIII. LIQUIDATION ANALYSIS UNDER CHAPTER 7

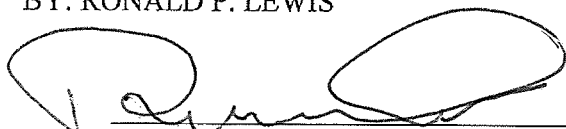
The principal alternative to a Debtors' reorganization under Chapter 11 is a conversion of the case to Chapter 7 of the Bankruptcy Code. Chapter 7 requires the liquidation of a Debtors' assets by a Trustee who is appointed by the United States Trustee's office. In a Chapter 7 case, the Chapter 7 Trustee would take over control of the Debtors' assets. The assets would be liquidated and the proceeds distributed to creditors in the order of their priorities.

In this case, substantially all of the assets of the Debtors are subject to liens of creditors. Assuming that an immediate liquidation or foreclosure of each Property will generate only 30-50% of its current market value, and taking into consideration the secured claim against each Property held by each secured creditor, the total net liquidation value of the Debtors' real property assets is likely zero in both the Lewis estate and the Buffalo Park estate.

Avoidance Actions, if any exist, would not be subject to a secured creditor lien. However, the pursuit of any Avoidance Actions would require the Chapter 7 Trustee to obtain legal counsel and incur expenses. Therefore, the Debtors believe there would be little to no distribution to unsecured creditors in a Chapter 7. Any distribution would be based on a Chapter 7 Trustee's sale of the unencumbered vacant land. See Lewis Liquidation Analysis attached as Exhibit F. It is only in a Chapter 11 case that the Debtors can make the payments they are committing to make to creditors for five years following confirmation of the Plan. The Debtors believe that these payments will allow creditors to receive more than they would otherwise receive in a Chapter 7 case. Therefore all creditors are urged to accept the Plan.

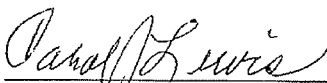
[Signatures on next page]

DATED: August 30, 2013 BY: RONALD P. LEWIS




Ronald P. Lewis, individually

DATED: August 30, 2013 BY: CAROL J. LEWIS



Carol J. Lewis, individually

DATED: August 30, 2013 BY: BUFFALO PARK DEVELOPMENT, CO.



Ronald P. Lewis, Chief Executive Officer, owner

Kutner Brinen Garber, P.C. ("Lewis Counsel") has acted as legal counsel to Ronald and Carol Lewis on bankruptcy matters during the Chapter 11 case. Lewis Counsel has prepared this Disclosure Statement with information provided primarily by Ronald and Carol Lewis. The information contained herein has been approved by both Debtors. Lewis Counsel has not made any separate independent investigation as to the veracity or accuracy of the statements contained herein.

KUTNER BRINEN GARBER, P.C.

By: 

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ATTORNEYS FOR RON AND CAROL LEWIS

Laufer & Padjen, LLC ("Buffalo Park Counsel") has acted as legal counsel to Buffalo Park on bankruptcy matters during the Chapter 11 case. Buffalo Park Counsel has prepared this Disclosure Statement with information provided primarily by Buffalo Park. The information contained herein has been approved by both Debtors. Buffalo Park Counsel has not made any separate independent investigation as to the veracity or accuracy of the statements contained herein.

LAUFER AND PADJEN, LLC

By: s/ Robert Padjen

Robert Padjen #14678

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ATTORNEYS FOR BUFFALO PARK DEVELOPMENT, CO.

CERTIFICATE OF SERVICE

The undersigned certifies that on August 30, 2013, a copy of the **DISCLOSURE STATEMENT TO ACCOMPANY JOINT PLAN OF REORGANIZATION DATED AUGUST 30, 2013** was served by U.S. Regular Mail in accordance with FED. R. BANKR. P. 2002 and 11 U.S.C. § 342(c), (if applicable), on the following interested parties at the addresses below:

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s/ Angela R. Upton
Angela R. Upton

EXHIBIT INDEX

LEWIS

- A- Summary of Lewis Classes and Properties (including Secured Creditor Proofs of Claim)
- B- Summary of Lewis Business Entities
- C- Summary of Lewis Unsecured Claims (Summary of Amended Schedule F and Proofs of Claim)
- D- Lewis Projections
- E- Summary of Lewis Monthly Operating Reports (April 2012 – July 2013)
- F- Lewis Liquidation Analysis
- G- Periodic Report Regarding Value, Operations and Profitability of Entities in Which the Estate of Ronald and Carol Lewis Holds a Substantial or Controlling Interest, as of 3/31/2013 (Docket #240).

BUFFALO PARK

- 1 – Mr. Medvidofsky's curricula vitae and the Medvidofsky Appraisal
- 2 – Property Summary for Colorado Community Banks

RONALD AND CAROL LEWIS, 12-15371-HRT
DISCLOSURE STATEMENT - EXHIBIT A (SUMMARY OF CLASSES AND PROPERTIES)

CLASS	CREDITOR	PROPERTY	IMPAIRED?	TREATMENT (interest, term, allowed amount)	VALUE (Amended Schedule A)	DEBT (Amended Schedule D or Proof of Claim)	UNSECURED AMOUNT (Class 30)	MORTGAGE PAYMENT UNDER PLAN	RENTAL INCOME UNDER PLAN	PROOF OF CLAIM
1	Priority unsecured claims in Section 507(a)(4) and (a)(5)	n/a	Unimpaired	100% distribution. There are no Class 1 Claims.				N/A	N/A	
2	Aurora Bank FSB / Nationslar Mortgage	6912 Lynx Lair, Evergreen 26624 N. Turkey Creek, Evergreen (first)	Impaired	3.5%, 30 years, \$353,614.56	\$362,353.00	\$353,614.56	\$0.00	\$1,587.89	\$1,587.89	Claim 11-1, \$353,614.56 at 3.0% variable
3	Aurora Bank FSB / Nationslar Mortgage	6912 Lynx Lair, Evergreen 26624 N. Turkey Creek, Evergreen (first)	Impaired	3.5%, 30 years, \$457,207.00	\$457,207.00	\$762,208.05	\$305,001.05	\$2,053.06	\$3,775.00	Claim 10-1, \$762,208.05 at 6.50% variable
4	PNC Bank	26624 N. Turkey Creek, Evergreen (second)	Impaired	entirely unsecured, lien release, treated as Class 30 general unsecured claim.	\$457,207.00	\$93,839.44	\$93,839.44	N/A	N/A	Claim 13-1, \$93,839.44 at 3.5% fixed
5	Aurora Bank FSB US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp. Mortgage Pass-Through Certificates, Series 2003-AR26	6941 Lynx Lair, Evergreen	Impaired	3.5%, 30 years, \$349,145	\$349,145.00	\$400,218.36	\$51,073.36	\$1,567.82	\$2,195.00	Claim 17-1, \$400,218.36 at 3.0% variable
6	US Bank Consumer Finance	7450 County Hwy 73, Evergreen (second) (\$77,651 in equity after first)	Impaired	3.5%, 30 years, \$286,873	\$364,524.00	\$286,873.00	\$0.00	\$1,288.19	\$2,700.00	
7	America's Servicing Company	6992 Lynx Lair, Evergreen (first)	Impaired	3.5%, 30 years, \$77,651	\$364,524.00	\$137,715.00	\$60,064.00	\$348.69	N/A	Claim 36-1, \$284,723.95 at 5% fixed
8	Wells Fargo Bank, N.A. / Bank of America, N.A.	6992 Lynx Lair, Evergreen (second) (\$101,217 in equity after first)	Impaired	3.5%, 30 years, 100,588.69	\$385,000.00	\$283,783.00	\$0.00	\$1,278.54	\$2,300.00	Claim 21-1, \$100,588.69 at 3.99% variable
9	Bank of the West	7072 Lynx Lair, Evergreen Elk Creek Properties Lot #2, Fish Pond Way, Pine property	Impaired	3.5%, 30 years, \$390,426 plus the outstanding real property taxes due.	\$390,426.00	\$488,808.41	\$98,382.41	\$1,753.19	\$2,195.00	Claim 2-1, \$488,808.41 at 4.0% variable
10	JP Morgan Chase Bank, N.A.	6986 Lynx Lair, Evergreen	Impaired	3.5%, 30 years, \$359,741	\$109,462.00	\$132,843.05	\$23,381.05	\$491.53		Claim 4-1, \$132,843.05 at 7.490% fixed
11	JP Morgan Chase Bank, N.A.	6954 Granite Crag Cir., Evergreen	Impaired	3.5%, 30 years, \$318,198	\$359,741.00	\$393,065.31	\$33,324.31	\$1,615.40	\$2,195.00	Claim 26-1, \$393,065.31 at 3.044% fixed
12	The Bank of New York Mellon / Bank of America	Elk Creek Properties Lots #3 and 4, Fish Pond Way, Pine property (first)	Impaired	Allowed Secured Claim of \$627,866, plus the balance of any real property taxes due. Interest only at interest rate under loan documents for five years with principal balance paid in full no later than 5 years after Effective Date	\$627,866.00	\$875,427.66	\$247,561.66	\$1,898.36	\$2,095.00	Claim 16-1, \$875,427.66 at 3.500% variable
13	Green Tree Servicing, LLC / The Bank of New York Mellon / Bank of America	Elk Creek Properties Lots #3 and 4, Fish Pond Way, Pine property (second)	Impaired	Section 111(b) election. \$0 due under Plan on Effective Date (no monthly payments), but claim will remain secured and be paid on or before 5 year anniversary by sale or refinancing.	\$627,866.00	\$171,978.41	\$171,978.41	N/A	N/A	Claim 15-1, \$171,978.41 at 1.95% variable
14	The Bank of New York Mellon / JP Morgan Chase Bank, N.A.	6951 Lynx Lair, Evergreen	Impaired	3.5%, 30 years, \$341,178	\$341,178.00	\$421,526.39	\$80,348.39	\$1,532.04	\$1,995.00	Claim 28-1, \$421,526.39 at 3.00% variable

17	Colonial Savings	7052 Lynx Lair, Evergreen	Impaired	Interest only at interest rate under loan documents from 5/2013 to 8/2014. Monthly payments of P&J from 9/2014 to 9/2034. Arrears paid separately per Stipulation.	\$371,486.00	\$371,929.36	\$443.36	\$929.82	\$2,195.00	Claim 6-1, \$371,929.36 at 2.625% variable
18	Colonial Savings	7772 Sourdough Drive, Morrison (first)	Impaired	Interest only at interest rate under loan documents from 5/2013 to 8/2014. Monthly payments of P&J from 9/2014 to 9/2034. No arrears to be paid per Stipulation.	\$234,961.00	\$312,849.93	\$77,888.93	\$1,055.08	\$1,895.00	Claim 5-1, \$312,849.93 at 2.625% variable
19	Wells Fargo Bank, NA	7772 Sourdough Drive, Morrison (second) (no equity after first)	Impaired	Entirely unsecured, lien release, treated as Class 30 general unsecured claim.	\$234,961.00	\$99,956.22	N/A	N/A	N/A	Claim 20-1, \$99,956.22 at 3.99% variable
20	Evergreen National Bank	7102 Lynx Lair, Evergreen	Impaired	3.75%, 30 years, \$375,029 (per stipulation)	\$375,000.00	\$365,163.45	\$0.00	\$1,741.21	\$2,195.00	Claim 32-3, \$359,225.53 at 5.250% variable
21	Evergreen National Bank	6980 Lynx Lair, Evergreen	Impaired	3.75%, 30 years, \$347,029 (per stipulation)	\$335,900.00	\$335,911.15	\$0.00	\$1,611.64	\$2,195.00	Claim 34-1, \$335,991.64 at 5.250% fixed
22	Evergreen National Bank	6937 Ledge Lane, Evergreen	Impaired	Debtors sold the property on November 16, 2012 and paid Evergreen National Bank in full. Any deficiency claim will be included in Class 30 as an unsecured claim.	\$365,004.33	\$365,084.33	\$0.00	N/A	N/A	Claim 33-1, \$365,318.99 at 5.250% fixed
23	Freedom Mortgage Corporation / LoanCare Servicing Center, Inc.	6746 Brook Forest Road, Evergreen	Impaired	5.0%, 30 years, \$164,718.52 (per Stipulation resolving Motion for Relief From Stay Settlement) (monthly payment = \$1,149.56 (\$884.24 P&I + \$265.32 T&I escrow).	\$158,347.00	\$160,892.68	\$0.00	\$1,149.56	\$1,050.00	Claim 12-1, \$160,892.68 at 5.875% fixed
24	OneWest Bank, FSB / IndyMac Mortgage Services	6808 Brook Forest Road, Evergreen	Impaired	3.5%, 30 years, \$113,638.28	\$147,785.00	\$113,638.28	\$0.00	\$510.29	\$1,500.00	Claim 23-1, \$113,638.28 at 2.875% fixed
25	OneWest Bank, FSB / IndyMac Mortgage Services	7400 County Hwy 73, Evergreen (primary residence)	Unimpaired	Primary residence. Paid according to governing loan documents.	\$600,000.00	\$741,870.79	\$0.00	\$4,219.15	\$3,750	Claim 9-1, \$741,870.79 at 3.1250% variable
26	Deutsche Bank National Trust Company / Owen Loan Servicing, LLC	6736 Brook Forest Road, Evergreen	Impaired	3.5%, 30 years, \$270,700	\$270,700.00	\$283,319.93	\$12,619.93	\$1,215.56	\$1,750.00	Claim 24-1, \$283,319.93 at 7.750% fixed
27	Wells Fargo Bank, N.A. / America's Servicing Company	7019 S. Frog Hollow Lane, Evergreen	Impaired	3.5%, 30 years, \$287,378.68	\$375,700.00	\$287,378.68	\$0.00	\$1,290.46	\$2,500.00	Claim 7-1, \$287,378.68 at 4.125% fixed
28	Colorado Community Bank	approx. 320 acres at Shaffer's Crossing	Impaired	CCB was granted relief from the automatic stay on July 26, 2013. Stipulation for relief from stay included a credit to the Debtors of \$595,000. CCB's Class 30 unsecured claim is \$7,966,217.44 (\$8,561,217.44 minus \$595,000 credit).	\$210,000.00	\$8,561,217.44	\$7,966,217.44	N/A	N/A	Claim 35-1, \$8,561,217.44 based on four loans and several deeds of trust against property owned by Debtors and non-debtor entities.

Ronald P. Lewis and Carol J. Lewis, 12-15371-HRT
Disclosure Statement - Exhibit B

(Also Attachment to Statement of Financial Affairs (question 18) and Schedule B (item 13))

PARENT CORPORATION NAME	TRADE NAMES/DBA	ADDRESS	NATURE OF BUSINESS	BEGIN AND END DATES	OWNERSHIP	VALUE OF OWNERSHIP INTEREST	POSITION
Buffalo Park Development, Co.		26624 N. Turkey Creek Rd., Evergreen, CO 80439	Real estate Development	1964 to present	20% ownership (H), 80% ownership (W)	unknown	CEO (H) Secretary (W)
Buffalo Park Development, Co.	Care Construction, Inc.	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Construction/ Real Estate	1988 to present	Buffalo Park Development (100%)	unknown	President (H) Secretary (W)
Buffalo Park Development, Co.	Colorado Mountain Properties, Inc.	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Property Management/ Real estate	1974 to present	Buffalo Park Development (100%)	unknown	President (H) Secretary (W)
Buffalo Park Development, Co.	Cragmont Water Company	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Residential Water Supply Company	2010 to present	Buffalo Park Development (100%)	unknown	CEO (H) Secretary (W)
Buffalo Park Development, Co.	Homestead Water Company	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Residential Water Supply Company	1971 to present	Buffalo Park Development (100%)	unknown	CEO (H) Secretary (W)
Buffalo Park Development, Co.	Mountain Land Realty, LLC	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Real Estate Sales	1994 to present	Buffalo Park Development (100%)	unknown	President (H) Secretary (W)
Buffalo Park Development, Co.	Evergreen South Storage Facility	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Vehicle Storage Lot	2009 to present	Buffalo Park Development (100%)	unknown	Secretary (W)

Ronald P. Lewis and Carol J. Lewis, 12-15371-HRT
Attachment to Statement of Financial Affairs (question 18) and Schedule B (item 13).

PARENT CORPORATION NAME	TRADE NAMES/DBA	ADDRESS	NATURE OF BUSINESS	BEGIN AND END DATES	OWNERSHIP	VALUE OF OWNERSHIP INTEREST	POSITION
Evergreen Memorial Park, Inc.		26624 N. Turkey Creek Rd., Evergreen, CO 80439	Cemetery/Mortuary	1965 to present	34% ownership (H), 33% ownership (W)	unknown	President (H) Secretary (W)
Evergreen Memorial Park, Inc.	Evergreen Mortuary, Inc.	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Cemetery/Mortuary	1992 to present	Evergreen Memorial Park, Inc. (100%)	unknown	President (H) Secretary (W)
Evergreen Memorial Park, Inc.	Evergreen Cremation Services, Inc.	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Crematory	1993 to present	Evergreen Memorial Park, Inc. (100%)	unknown	President (H) Secretary (W)
Evergreen Memorial Park, Inc.	Evergreen Memorial Society, Inc.	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Cemetery/Mortuary	1993 to present	Evergreen Memorial Park, Inc. (100%)	unknown	
Evergreen Memorial Park, Inc.	Rocky Mountain Cremation and Memorialization Association, Inc.	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Cemetery/Mortuary	1995 to present	Evergreen Memorial Park, Inc. (100%)	unknown	
Evergreen Memorial Park, Inc.	Mountain View Mortuary	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Cemetery/Mortuary		Evergreen Memorial Park, Inc. (100%)	unknown	
Evergreen Memorial Park, Inc.	Evergreen Funeral Home	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Cemetery/Mortuary		Evergreen Memorial Park, Inc. (100%)	unknown	President (H) Secretary (W)
Evergreen Memorial Park, Inc.	Evergreen Pet Cemetery & Cremation Services, Inc.	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Pet Cemetery & Crematory	1992 to present	Evergreen Memorial Park, Inc. (100%)	unknown	President (H) Secretary (W)
Evergreen Memorial Park, Inc.	Evergreen Pet Crematory	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Pet Cemetery & Crematory		Evergreen Memorial Park, Inc. (100%)	unknown	President (H) Secretary (W)
Evergreen Memorial Park, Inc.	Big E Game Ranch	26624 N. Turkey Creek Rd., Evergreen, CO 80439	Game Ranch	2008 to present	Evergreen Memorial Park, Inc. (100%)	unknown	President (H) Secretary (W)

Ronald P. Lewis and Carol J. Lewis, 12-15371-HRT
 Attachment to Statement of Financial Affairs (question 18) and Schedule B (item 13).

CORPORATION NAME	TRADE NAMES/DBA	ADDRESS	NATURE OF BUSINESS	BEGIN AND END DATES	OWNERSHIP	VALUE OF OWNERSHIP INTEREST	POSITION
Mountain Land Construction Co.		26624 N. Turkey Creek Rd., Evergreen, CO 80439	Real estate	1970 to present	100% ownership (H)	unknown	
Elk Creek Properties, LLC		26624 N. Turkey Creek Rd., Evergreen, CO 80439	Real estate	2005 to present	25% ownership (H)	unknown	
Evergreen Memorial Park & Recreation Association		26624 N. Turkey Creek Rd., Evergreen, CO 80439	Event Center	2004 to present	Non-profit	none	Director (H)
Village at Cragmont Homeowner's Association		26624 N. Turkey Creek Rd., Evergreen, CO 80439	Homeowner's Association	1995 to present	Non-profit	none	HOA Member (J)
Grace Church of the Rockies		26624 N. Turkey Creek Rd., Evergreen, CO 80439	Church	1990 to present	Non-profit	unknown	Elder (H)
Turkey Creek Recreation Assoc.		26624 N. Turkey Creek Rd., Evergreen, CO 80439	Recreation	2000 to present	Non-profit	unknown	Director (H)

RONALD AND CAROL LEWIS, 12-15371-HRT			
DISCLOSURE STATEMENT - EXHIBIT C (SUMMARY OF CLASS 30)			
Creditor	Amount on Amended Schedule F	Amount in Proof of Claim	Estimated amount for purposes of Class 30 analysis
Boog & Crusier, P.C.	\$7,168.23		\$7,168.23
Citibank, N.A., CitiBusiness Card	\$28,523.82	Claim 31-1: \$26,648.61	\$26,648.61
Colorado First Commercial Mortgage, Inc. / American Home Life Insurance Company	\$704,800.00	Claim 22-1: \$704,800.00	\$704,800.00
Evergreen Memorial Park	\$51,121.01		\$0.00
Mutual of Omaha Bank	\$1,560,000.00	Claim 29-1: \$1,557,591.05 (\$1,053,000 secured by Buffalo Park property, \$504,591.05 unsecured)	\$504,591.05
TCF National Bank	\$196,928.00	Claim 25-1: \$242,265.28.	\$242,265.28
The Glenelk Association, Inc.	\$380,000.00	Claim 19-1 and 30-1, \$429,273.17	\$429,273.17
Discover Bank	not listed	Claim 3-1, \$196.10	\$196.10
TOTAL =	\$2,928,541.06		\$1,914,942.44
<p>Colorado Community Bank (CCB) claims total approximately \$8,561,217.44. This claim is secured by property owned by the Debtors and other real property owned by non-debtor entities, including Buffalo Park. If the CCB claims are paid in full from the sale of property owned by the debtors and non-debtor entities, the Debtors' total unsecured debt will decrease substantially. Pursuant to the Stipulation entered into by and between the Lewises and CCB, CCB shall be allowed a Class 30 general unsecured claim in the amount of \$7,966,217.44 (\$8,561,217.44 from proof of claim no. 35 minus \$595,000 credit).</p>			
Deficiency claims from secured creditors in Classes 2 through 28 (including CCB) (see Exhibit A) =			\$9,397,327.76
Deficiency claims from secured creditors in Classes 2 through 27 (excluding CCB) (see Exhibit A) =			\$1,431,110.32
Total estimated general unsecured claims, plus deficiency claims (including CCB), for purposes of Class 30 analysis =			\$11,312,270.20
Total estimated general unsecured claims, plus deficiency claims (excluding CCB), for purposes of Class 30 analysis =			\$3,346,052.76

**RONALD P. LEWIS & CAROL J. LEWIS - CASE # 12-15371-HRT
EXHIBIT D - MONTHLY PROJECTED BUDGET**

INCOME:

Wages-Net	Buffalo Park Develop. Co.	Ron	\$	1,715
		Carol	\$	1,715
Social Security-Net	Social Security	Ron	\$	1,415
		Carol	\$	1,010
IRA Distribution - Mandatory by IRS			\$	321
Contribution/Rent for portion of personal residence			\$	3,880
A/R-Loan Payment	Les/Beverly Sandersfeld		\$	2,872
A/R-Loan Payment	Richard/Theresa Mayo		\$	287
Rental Property Income	See Detail - Page 2		\$	37,525
				<hr/>
	AVERAGE MONTHLY INCOME		\$	50,740
				<hr/>

EXPENSES:

Home Mortgage Payment	IndyMac Mortgage		\$	4,267
Loan Payment/6912 Lynx Lair (Sandersfeld)			\$	2,005
Loan Payment/Elk Creek Properties Lot 4	Bank of the West		\$	492
Utilities-Electric	Xcel Energy		\$	200
Home Maintenance/Household			\$	202
Food			\$	420
Clothing			\$	80
Laundry & Dry Cleaning			\$	25
Medical & Dental			\$	775
Recreation (Clubs, Entertainment, Suscriptions & Dues)			\$	400
Transportation			\$	400
Tax Preparation			\$	300
Charitable Contributions			\$	650
Gifts			\$	50
Personal (Hair, nails, make-up, toiletries, misc)			\$	300
Insurance				
Life			\$	168
Health			\$	108
Emergency Funds			\$	50
Rental Property Expenses	See Detail - Page 2		\$	37,525
US Trustee Quarterly Fee			\$	325
Unsecured Creditors Payment			\$	1,998
				<hr/>
	AVERAGE MONTHLY EXPENSES		\$	50,740
				<hr/>

STATEMENT OF MONTHLY NET INCOME

Average Monthly Income		\$	50,740
Average Monthly Expenses		\$	50,740
Monthly Net Income			<u><u>0</u></u>

**RONALD P. LEWIS & CROL J. LEWIS - CASE # 12-15371-HRT
EXHIBIT D - RENTAL PROPERTY PROJECTED INCOME & EXPENSES**

Rental Income:	Monthly Rent	
26624 N. Turkey Creek Road, Evergreen, CO	\$	3,775.00
7772 Sourdough Drive, Morrison, CO	\$	1,895.00
6736 Brook Forest Road, Evergreen, CO	\$	1,750.00
6746 Brook Forest Road, Evergreen, CO	\$	1,050.00
6808 Brook Forest Road, Evergreen, CO	\$	1,500.00
Elk Creek Properties (house), Pine, CO	\$	2,570.00
7019 S. Frog Hollow Lane, Evergreen, CO	\$	2,500.00
7450 County Highway 73, Evergreen, CO	\$	2,700.00
6954 Granite Crag Circle, Evergreen, CO	\$	2,095.00
6937 Ledge Lane, Evergreen, CO	\$	-
		(Property to be Sold)
6941 Lynx Lair, Evergreen, CO	\$	2,195.00
6951 Lynx Lair, Evergreen, CO	\$	1,995.00
6980 Lynx Lair, Evergreen, CO	\$	2,195.00
6986 Lynx Lair, Evergreen, CO	\$	2,195.00
6992 Lynx Lair, Evergreen, CO	\$	2,300.00
7052 Lynx Lair, Evergreen, CO	\$	2,195.00
7072 Lynx Lair, Evergreen, CO	\$	2,195.00
7102 Lynx Lair, Evergreen, CO	\$	2,195.00
Subtotal	<u>\$</u>	<u>37,300.00</u>
Utility Reimbursements (average)	<u>\$</u>	<u>225.00</u>
Total Projected Monthly Rental Income	<u>\$</u>	<u>37,525.00</u>

Expenses:

Mortgages-	P&I	Tax & Insur	Mo. Exp	
26624 N. Turkey Creek Road	\$ 2,053.06	\$ 1,497.90	\$ 3,550.96	
7772 Sourdough Drive	\$ 1,055.08	\$ 362.36	\$ 1,417.44	
6736 Brook Forest Road	\$ 1,215.56	\$ 327.37	\$ 1,542.93	
6746 Brook Forest Road	\$ 884.24	\$ 265.32	\$ 1,149.56	(Settlement)
6808 Brook Forest Road	\$ 510.29	\$ 311.98	\$ 822.27	
Elk Creek Properties	\$ 1,898.36	\$ 750.29	\$ 2,648.65	
7019 S. Frog Hollow Road	\$ 1,290.46	\$ 543.39	\$ 1,833.85	
7450 County Highway 73	\$ 1,636.88	\$ 415.66	\$ 2,052.54	
6954 Granite Crag Circle	\$ 1,428.85	\$ 289.90	\$ 1,718.75	
6941 Lynx Lair	\$ 1,567.82	\$ 713.13	\$ 2,280.95	
6951 Lynx Lair	\$ 1,532.04	\$ 415.44	\$ 1,947.48	
6980 Lynx Lair	\$ 1,611.64	\$ 456.17	\$ 2,067.81	(Settlement)
6986 Lynx Lair	\$ 1,615.40	\$ 397.05	\$ 2,012.45	
6992 Lynx Lair	\$ 1,726.00	\$ 432.19	\$ 2,158.19	
7052 Lynx Lair	\$ 929.82	\$ 362.36	\$ 1,292.18	
7072 Lynx Lair	\$ 1,753.19	\$ 508.17	\$ 2,261.36	
7102 Lynx Lair	\$ 1,741.21	\$ 438.17	\$ 2,179.38	(Settlement)
Total Projected Monthly Mortgage Payments			<u>\$ 32,936.75</u>	

Operating Expenses:

Advertising	\$	50.00
HOA Fees (13 houses @ \$30/ea)	\$	390.00
Repairs & Maintenance	\$	500.00
Utilities	\$	225.00
Total Operating Expenses	<u>\$</u>	<u>1,165.00</u>

Vacancy Factor - 4.15%	\$	1,547.00
Management Fee - 5%	\$	1,876.25

Total Projected Monthly Rental Expenses \$ 37,525.00

Net Cash Flow \$ -

**RONALD P. LEWIS & CAROL J. LEWIS - CASE # 12-15371-HRT
EXHIBIT D - 5 YEAR INCOME AND EXPENSE PROJECTED BUDGET**

	1/1/2013 thru 12/31/2013	1/1/2014 thru 12/31/2014	1/1/2015 thru 12/31/2015	1/1/2016 thru 12/31/2016	1/1/2017 thru 12/31/2017
INCOME:					
Wages-Net (Buffalo Park Development Co.)	Ron \$ 20,580 \$	20,580 \$	20,580 \$	20,580 \$	20,580 \$
	Carol \$ 20,580 \$	20,580 \$	20,580 \$	20,580 \$	20,580 \$
Social Security-Net	Ron \$ 16,980 \$	17,320 \$	17,666 \$	18,019 \$	18,380 \$
	Carol \$ 12,120 \$	12,362 \$	12,610 \$	12,862 \$	13,119 \$
IRA Distribution - Mandatory IRS Rule	Carol \$ 3,852 \$	3,840,00 \$	3,830,00 \$	3,820,00 \$	3,810,00 \$
Contribution/Rent for portion of personal residence	\$ 46,560 \$	46,560 \$	46,560 \$	46,560 \$	46,560 \$
A/R-Loan Payment (Sandersfeld)	\$ 34,464 \$	34,464 \$	34,464 \$	34,464 \$	34,464 \$
A/R-Loan Payment (Mayo)	\$ 3,444 \$	3,444 \$	3,444 \$	3,444 \$	3,444 \$
Rental Property Income	\$ 450,300 \$	450,300 \$	450,300 \$	450,300 \$	450,300 \$
AVERAGE MONTHLY INCOME	\$ 608,880 \$	609,450 \$	610,034 \$	610,629 \$	611,237 \$
EXPENSES:					
Home Mortgage Payment (IndyMac)	\$ 51,204 \$	51,204 \$	51,204 \$	51,204 \$	51,204 \$
Loan Payment/6912 Lynx Lair (Sandersfeld)	\$ 24,060 \$	24,060 \$	24,060 \$	24,060 \$	24,060 \$
Loan Payment/Elk Creek Propt Lot 4 (Bank of the West)	\$ 5,904 \$	5,904 \$	5,904 \$	5,904 \$	5,904 \$
Utilities-Electric (Xcel Energy)	\$ 2,400 \$	2,400 \$	2,400 \$	2,400 \$	2,400 \$
Home Maintenance/Household	\$ 2,448 \$	2,448 \$	2,448 \$	2,448 \$	2,448 \$
Food	\$ 5,040 \$	5,166 \$	5,295 \$	5,428 \$	5,563 \$
Clothing	\$ 960 \$	979 \$	999 \$	1,019 \$	1,039 \$
Laundry & Dry Cleaning	\$ 300 \$	300 \$	300 \$	300 \$	300 \$
Medical & Dental	\$ 9,276 \$	9,647 \$	10,033 \$	10,434 \$	10,852 \$
Recreation (Clubs, Entertainment, Suscriptions & Dues)	\$ 4,800 \$	4,800 \$	4,800 \$	4,800 \$	4,800 \$
Transportation	\$ 4,800 \$	4,800 \$	4,800 \$	4,800 \$	4,800 \$
Tax Preparation	\$ 3,600 \$	3,600 \$	3,600 \$	3,600 \$	3,600 \$
Charitable Contributions	\$ 7,800 \$	7,800 \$	7,800 \$	7,800 \$	7,800 \$
Gifts	\$ 600 \$	600 \$	600 \$	600 \$	600 \$
Personal (Hair, nails, make-up, toiletries, misc)	\$ 3,600 \$	3,600 \$	3,600 \$	3,600 \$	3,600 \$
Insurance					
Life	\$ 2,016 \$	2,016 \$	2,016 \$	2,016 \$	2,016 \$
Health	\$ 1,296 \$	1,335 \$	1,375 \$	1,416 \$	1,459 \$
Emergency Funds	\$ 600 \$	615 \$	624 \$	624 \$	616 \$
Rental Property Expenses	\$ 450,300 \$	450,300 \$	450,300 \$	450,300 \$	450,300 \$
US Trustee Bankruptcy Fee	\$ 3,900 \$	3,900 \$	3,900 \$	3,900 \$	3,900 \$
Unsecured Creditors Payment	\$ 23,976 \$	23,976 \$	23,976 \$	23,976 \$	23,976 \$
AVERAGE MONTHLY EXPENSES	\$ 608,880 \$	609,450 \$	610,034 \$	610,629 \$	611,237 \$
STATEMENT OF MONTHLY NET INCOME					
Average Monthly Income	\$ 608,880 \$	609,450 \$	610,034 \$	610,629 \$	611,237 \$
Average Monthly Expenses	\$ 608,880 \$	609,450 \$	610,034 \$	610,629 \$	611,237 \$
Monthly Net Income	\$ 0	0	0	0	0

RONALD AND CAROL LEWIS, 12-15371-HRT			
DISCLOSURE STATEMENT - EXHIBIT E (SUMMARY OF MONTHLY OPERATING REPORTS)			
Monthly Operating Reports are on a "cash basis"			
MONTH	INCOME (Cash Receipts)	EXPENSES (Cash Disbursements)	NET CASH FLOW
Apr-12	\$45,591.40	\$13,903.57	\$31,687.83
May-12	\$51,033.15	\$4,677.17	\$46,355.98
Jun-12	\$41,912.60	\$19,264.50	\$22,648.10
Jul-12	\$47,383.85	\$21,524.02	\$25,859.83
Aug-12	\$54,375.97	\$27,561.06	\$26,814.91
Sep-12	\$38,578.04	\$20,384.50	\$18,193.54
Oct-12	\$47,271.07	\$33,028.08	\$14,242.99
Nov-12	\$429,663.39	\$402,365.67	\$27,297.72
Dec-12	\$44,851.86	\$23,753.04	\$21,098.82
Jan-13	\$58,105.70	\$33,176.80	\$24,928.90
Feb-13	\$49,169.40	\$21,265.42	\$27,903.98
Mar-13	\$38,044.37	\$36,195.09	\$1,849.28
Apr-13	\$52,752.10	\$17,284.29	\$35,467.81
May-13	\$35,801.52	\$35,716.17	\$85.35
Jun-13	\$36,579.82	\$45,060.44	-\$8,480.62
Jul-13	\$56,258.47	\$48,203.87	\$8,054.60
Total	\$1,127,372.71	\$803,363.69	\$324,009.02
Average (April 2012 to July 2013, excluding November 2012 in which there was a property sale)	\$46,513.95	\$26,733.20	\$19,780.75

* Included sale of 6937 Ledge Lane property.

LIQUIDATION ANALYSIS

Ron and Carole Lewis, 12-15371-HRT
Disclosure Statement, Exhibit F - Liquidation Analysis

ASSETS (as of Petition Date - March 21, 2012)

Personal Property	Est. value	Secured liens	Exemption	Costs of sale	Net Value
First Bank checking (3 accounts)	\$1,189	\$0	\$0	\$0	\$1,189
Wells Fargo checking (1 account)	\$156	\$0	\$0	\$0	\$156
Household goods and furnishings	\$2,362	\$0	\$6,000	n/a	\$0
Books and pictures	\$500	\$0	\$3,000	n/a	\$0
Clothing	\$1,000	\$0	\$3,000	n/a	\$0
Jewelry	\$3,005	\$0	\$4,000	n/a	\$0
Smith & Wesson pistol 357	\$350	\$0	\$0	\$70	\$280
Merrill Lynch IRA	\$73,068	\$0	\$73,068	n/a	\$0
Insurance policies (increase in cash value)	\$66,450		\$66,450	n/a	\$0
A/R: judgements for rents to be turned over to collection agency, rent receivables, and land contract (not all collectible).*	\$33,469	\$0	\$0	\$5,000	\$28,469
Business Interests (see Exhibit B)**	**	**	\$0	unknown	\$25,000

Vehicles	Est. value	Secured liens	Exemption	Costs of sale	Net Value
1994 Chevrolet S10 pickup	\$1,600	\$0	\$0	\$320	\$1,280
2003 Chevrolet Suburban	\$10,000	\$0	\$10,000	n/a	\$0
2005 Chevrolet Colorado	\$10,000	\$0	\$10,000	n/a	\$0

Real estate (see Exhibit A)	Est. value	Secured liens	Exemption	Costs of sale	Net Value
Real estate totals \$7,582,413.33 (see Schedule A)					
Primary residence, 7400 Cty Hwy 73	\$600,000	\$741,871	\$90,000	6% plus closing costs	\$0
All other real property (subject to liens****)	\$6,899,983	\$8,078,470	\$0	6% plus closing costs	\$0
Unencumbered real property***	\$57,701	\$0	\$0	6% plus closing costs	\$57,701

TOTAL ASSETS					\$114,075
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LIQUIDATION ANALYSIS

* Note: A/R were listed on Schedule B with a value of \$111,564.00. For purposes of this liquidation analysis, the Debtors estimate 30% is collectible, or \$33,469.20. The A/R represents amounts owed on the petition date from current (approximately \$18,000) and former (approximately \$93,000) renters/lessees. The Debtors have collected the \$18,000 in the ordinary course, see projections. There are approximately \$60,000 in old receivables for which the Debtors have obtained judgments and the accounts have been turned over to a collection agency. The agency continues to work on the accounts, but no funds have been collected to date. There are also approximately \$28,377 in old unpaid rental accounts that the Debtors have essentially "written off" as uncollectible because they are more than a year old. There is one previous tenant who owes the Debtors \$2,093 and provides repair and maintenance services from time to time to pay off this A/R.

** Note: The Debtors have interests in a number of business entities, which is more fully described in the Disclosure Statement and in Exhibit B. The majority of these businesses are involved in the development, construction, and maintenance of real property, as well as investing, renting and selling such real property. Most, if not all, of the properties owned by non-debtor entities are subject to secured claims and other debts. While these business entities offer the Debtors the opportunity for employment, none of the entities are profitable at the present time. For liquidation analysis purposes, and based on the information in the Periodic Report, the Debtors have attributed \$25,000 in value to Mountain Land Construction, Co. and \$0 to their other business interest.

*** Note: The value of the vacant, unencumbered land on Schedule A of \$82,430.00 has been discounted by 30% for anticipated auction or other quick sale in Chapter 7 scenario. None of the other real property in this liquidation analysis has been discounted purposes of this analysis. However, based on Debtors' conversations with AmeriBid (a real estate auction company), property values could be closer to 30-40% of current market value if sold at auction.

**** Amount of secured liens on all other real property does not include CCB's claims secured by non-debtor property. However, the Debtors have personally guaranteed such amount.

LIABILITIES		
Costs of Ch. 7 Administration (estimated)		
1	Chapter 7 - Expenses	\$2,000
	Trustee fees	
2	(assuming \$100K in assets)	\$8,250
3	Accountants fees	\$500
4	Attorneys fees	\$10,000
Total:		\$20,750
Chapter 11 - Expenses (estimated)		
1	Kutner Brinen Garber, P.C.	\$28,000
2	Dix Barrett & Stiltner	\$,2900
3	U.S. Trustee	\$2,600
Total:		\$30,600
Total Administrative Claims:		\$51,350

LIQUIDATION ANALYSIS

Net Assets after Payment of Administrative and Secured Claims: \$62,725

Estimated payment to unsecured creditors assuming a total of \$11,312,270.20 in unsecured & deficiency claims (including CCB):	0.5%
Estimated payment to unsecured creditors assuming a total of \$3,346,052.76 in unsecured & deficiency claims (excluding CCCB):	1.8%

B26 (Official Form 26) (12/08)

United States Bankruptcy Court
 District of Colorado

Ronald P. Lewis &
 In re Carol J. Lewis,

Case No. 12-15371-HRT

Debtor

Chapter 11

**PERIODIC REPORT REGARDING VALUE, OPERATIONS AND PROFITABILITY OF
 ENTITIES IN WHICH THE ESTATE OF [NAME OF DEBTOR]
 HOLDS A SUBSTANTIAL OR CONTROLLING INTEREST**

This is the report as of 3/31/13 on the value, operations and profitability of those entities in which the estate holds a substantial or controlling interest, as required by Bankruptcy Rule 2015.3. The estate of [Name of Debtor] holds a substantial or controlling interest in the following entities:

Name of Entity	Interest of the Estate	Tab #
Buffalo Park Development Co.	100%	1
Evergreen Memorial Park, Inc.	67%	2
Elk Creek Properties, LLC	25%	3

Mountain Land Construction Co. 100% 4
 This periodic report (the "Periodic Report") contains separate reports ("Entity Reports") on the value, operations, and profitability of each entity listed above.

Each Entity Report shall consist of three exhibits. Exhibit A contains a valuation estimate for the entity as of a date not more than two years prior to the date of this report. It also contains a description of the valuation method used. Exhibit B contains a balance sheet, a statement of income (loss), a statement of cash flows, and a statement of changes in shareholders' or partners' equity (deficit) for the period covered by the Entity Report, along with summarized footnotes. Exhibit C contains a description of the entity's business operations.

**THIS REPORT MUST BE SIGNED BY A REPRESENTATIVE OF THE TRUSTEE OR DEBTOR IN
 POSSESSION.**

The undersigned, having reviewed the above listing of entities in which the estate of [Debtor] holds a substantial or controlling interest, and being familiar with the Debtor's financial affairs, verifies under the penalty of perjury that the listing is complete, accurate and truthful to the best of his/her knowledge.

B26 (Official Form 26) (12/08) – Cont.

2

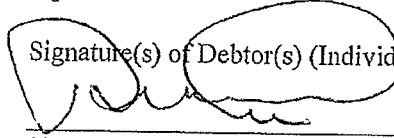
Date: 4/18/13

Signature of Authorized Individual

Name of Authorized Individual

Title of Authorized Individual

[If the Debtor is an individual or in a joint case]

Signature(s) of Debtor(s) (Individual/Joint)


Signature of Debtor

* Carol Lewis
Signature of Joint Debtor

B26 (Official Form 26) (12/08) – Cont.

3

Exhibit A
Valuation Estimate for [Name of Entity]

[Provide a statement of the entity's value and the value of the estate's interest in the entity, including a description of the basis for the valuation, the date of the valuation and the valuation method used. This valuation must be no more than two years old. Indicate the source of this information.]

Buffalo Park Development Co. - as of 3/31/2013

Book Value per attached statements	\$1,317,555.00
Less Non-Marketable Assets (Development Costs, Engineering Costs) Property Taxes and Capitalized Interest)	<u>(7,282,520.00)</u>
Net Book Value 100% Estate Interest	<u>(\$5,964,966.00)</u>

Assets are primarily real estate (vacant land)

Debt owed to secured creditors if \$10,633,754.00

B26 (Official Form 26) (12/08) – Cont.

3

Exhibit A
Valuation Estimate for [Name of Entity]

[Provide a statement of the entity's value and the value of the estate's interest in the entity, including a description of the basis for the valuation, the date of the valuation and the valuation method used. This valuation must be no more than two years old. Indicate the source of this information.]

Evergreen Memorial Park, Inc. - as of March 31, 2013

Book Value per attached statements	\$69,215.00
Less Ron Lewis Receivable	<u>(90,791.00)</u>
Net Book Value	\$(21,576.00)
Estate Interest = 67%	<u>\$(14,456.00)</u>

B26 (Official Form 26) (12/08) – Cont.

3

Exhibit A
Valuation Estimate for [Name of Entity]

[Provide a statement of the entity's value and the value of the estate's interest in the entity, including a description of the basis for the valuation, the date of the valuation and the valuation method used. This valuation must be no more than two years old. Indicate the source of this information.]

Mountain Land Construction Co. - as of 3/31/2013

Book Value per attached statements \$26,990.00

100% Estate Interest

NOTE: Mountain Land Construction Co. has a 2/28/13 fiscal year end. When the accountant prepares the tax return, he will add approximately \$6,300.00 to the property taxes payable account for 2012 taxes due 2013. This will further reduce the value of this entity.

B26 (Official Form 26) (12/08) – Cont.

3

Exhibit A
Valuation Estimate for [Name of Entity]

[Provide a statement of the entity's value and the value of the estate's interest in the entity, including a description of the basis for the valuation, the date of the valuation and the valuation method used. This valuation must be no more than two years old. Indicate the source of this information.]

Elk Creek Properties, LLC - as of 3/31/2013

Book Value per attached statements	(\$377,141.00)
25% Estate Interest	(\$ 94,285.00)

B26 (Official Form 26) (12/08) – Cont.

4

Exhibit B

Financial Statements for [Insert Name of Entity]

Buffalo Park Development Co.
Evergreen Memorial Park, Inc.
Mountain Land Construction Co.
Elk Creek Properties, LLC

B26 (Official Form 26) (12/08) – Cont.

5

Exhibit B-1
Balance Sheet for [Name of Entity]
As of [date]

[Provide a balance sheet dated as of the end of the most recent six-month period of the current fiscal year and as of the end of the preceding fiscal year. Indicate the source of this information.]

Buffalo Park Development Co. as of 12/31/2012

Buffalo Park Development Co. as of 3/31/2013

CONSOLIDATED - BUFFALO PARK DEVELOPMENT

Balance Sheet
December 31, 2012

ASSETS

Current Assets	
Checking - BPDC	\$ 6,038.71
Checking - CMP	10,742.70
Checking - HWC	6,436.72
Checking - MLR	187.41
Co Comm - Money Market	47,210.61
A/R-BPDC	8,093.72
A/R-Turkey Crk.Rec.Center	3,386.46
A/R-EVSO Tenants	10,502.31
A/R-HW Customers	5,341.08
A/R-Elk Creek Properties	740.04
A/R-Evergeeen Mem.Park	571,921.46
A/R-Cragmont Water Company	1,431.68
A/R-Mtn.Land Const.Co.	40,361.03
A/R-Rocky Mtn Village Estates	1,000.00
A/R-Village @ CragHOA	689.80
A/R-Norm Lewis	8,661.19
Inventory	587.32
	<hr/>
Total Current Assets	723,332.24
Property and Equipment	
Building WO6 - HWC	9,768.35
Bergen - Church Lot #1	5,400.00
Crag Water Treatment Plant	24,229.06
Furniture and Fixtures	4,422.79
Equipment	499,967.17
Equipment - EVSO	1,144.08
Automobiles	24,483.92
Homestead Water System	182,802.73
Cragmont Wells	38,995.92
EvSo Business Center	642,819.87
Building Improvements-EVSO	231,108.59
Leasehold Improve.-EVSO	20,209.03
Cragmont - 6901 Lynx Lair	9,244.00
Cragmont - 6947 Ledge Lane	750.00
Cragmont - 6957 Ledge Lane	6,433.75
Cragmont - 6957 Ledge Lane	24,604.00
Cragmont - 6932 Ledge Lane	850.00
Water Rights - Shaffer's II	273,680.00
Water Rights - 07CW123 Taps	60,000.00
Loan Fees - CO Comm #21429	67,475.55
Accum Amort. - Acct #21429	(20,975.00)
Loan Fees - Peak #8050	16,895.00
Accum Amort - Peak #8050	(6,005.00)
Loan Fees	47,334.00
Accum Amort - 2008 Loan Fees	(13,676.00)
Loan Fees-Co.Comm #150389	52,297.00
Accum Amort- Loan #150389	(10,168.00)
Loan Fees - Co. Comm.	15,650.00
Accum Amort - Co. Comm	(2,086.00)
Land - Bear Mtn. Vista	30,033.63
Land - Rio Grande Estates	37,336.41
Land - Mtn. Park & Cragmont	9,862.72
Land - Leadville	7,713.76
Land - Brown Property	2,781.67
Land - Colorado Sierra	2,634.11
Land - Mariposa Hmstd.	383,387.34
Land - Misc. Properties	25,033.04

Unaudited - For Management Purposes Only

CONSOLIDATED - BUFFALO PARK DEVELOPMENT

Balance Sheet
December 31, 2012

Land - Glanzman	325,000.00	
Land - Shaffer's Crossing	2,000,000.00	
Land - Shaffer's Crossing II	1,000,000.00	
Accum. Depr - Furniture	(3,109.00)	
Accum. Depr - Equipment	(497,751.00)	
Accum. Depr - Generator	(1,144.00)	
Accum. Depr - Automobiles	(24,484.00)	
Accum. Depr - Hmstd. Water Sys	(143,614.00)	
Accum. Depr - Cragmont	(38,122.00)	
Accum. Depr - Rental Property	(491,154.00)	
Accum. Depr - Bldg WO6	(3,843.00)	
Accum. Depr - Bldg Improvemnts	(35,259.00)	
Accum. Depr - EVLHI	(3,627.00)	
	<hr/>	
Total Property and Equipment		4,789,330.49
Other Assets		
N/R - Grace Church	5,143.24	
N/R - Elk Creek Properties LLC	160,364.89	
N/R - Gene Lewis	3,600.00	
EvSo RET Escrow-CO First	18,352.52	
EvSo Insurance Escrow-CO First	(239.60)	
Miscellaneous Deposits	1,000.00	
Development Costs	2,477,360.29	
Engineering Costs	664,164.24	
Property Taxes	1,766,478.31	
Capitalized Interest	2,373,649.12	
	<hr/>	
Total Other Assets		7,469,873.01
		<hr/>
Total Assets	\$	<u>12,982,535.74</u>

Unaudited - For Management Purposes Only

CONSOLIDATED - BUFFALO PARK DEVELOPMENT
Balance Sheet
December 31, 2012

LIABILITIES AND CAPITAL

Current Liabilities		
A/R-Petra Const.Co.	\$	2,539.00
Accounts Payable-BPDC		32,874.03
Accounts Payable - EVSO		20,274.10
Accounts Payable - HW		4.83
Federal Payroll Taxes Payable		1,638.15
FUTA Tax Payable		217.20
State Payroll Taxes Payable		789.00
SUTA Payable		224.52
Accrued Prpty Taxes Payable		504,528.68
Rental Deposits		10,730.90
RV Storage Deposits		1,200.00
		<hr/>
Total Current Liabilities		575,020.41
Long-Term Liabilities		
N/P - Co.First Comm (EvSo)		691,742.85
N/P - Mutual of Omaha #8050		1,592,836.77
N/P - Colorado Community Bank		2,164,279.08
N/P - CO COMM #150389		689,361.56
N/P - CO.Comm #150388		4,862,776.90
N/P - CO.Comm #150438		481,500.00
N/P - Dix, Brianna		79,347.41
N/P - Dix		226,297.92
N/P - Lewis		429.84
N/P - Northfork H20		200,544.77
N/P - Hedges		61,406.71
		<hr/>
Total Long-Term Liabilities		11,050,523.81
Total Liabilities		<hr/> 11,625,544.22
Capital		
Add'l Paid In Capital-CJL		287,112.72
Common Stock		7,000.00
Treasury Stock		(7,874.00)
Retained Earnings		1,188,858.35
Net Income		(118,105.55)
		<hr/>
Total Capital		1,356,991.52
Total Liabilities & Capital	\$	<hr/> <hr/> 12,982,535.74

Unaudited - For Management Purposes Only

CONSOLIDATED - BUFFALO PARK DEVELOPMENT

Balance Sheet
March 31, 2013

ASSETS

Current Assets		
Checking - BPDC	\$	7,076.65
Checking - CMP		8,921.83
Checking - HWC		6,122.66
Checking - MLR		175.41
A/R-BPDC		4,935.26
A/R-Turkey Crk.Rec.Center		3,387.46
A/R-EVSO Tenants		11,233.89
A/R-HW Customers		6,475.56
A/R-The Bluffs		60.00
A/R-Elk Creek Properties		2,690.05
A/R-Evergeeen Mem.Park		542,642.94
A/R-Cragmont Water Company		1,338.55
A/R-Mtn.Land Const.Co.		40,361.03
A/R-Rocky Mtn Village Estates		1,000.00
A/R-Village @ CragHOA		1,584.04
A/R-Norm Lewis		8,661.19
Inventory		587.32
Total Current Assets		647,253.84
Property and Equipment		
Building WO6 - HWC		9,768.35
Bergen - Church Lot #1		5,400.00
Crag Water Treatment Plant		24,229.06
Furniture and Fixtures		4,422.79
Equipment		499,967.17
Equipment - EVSO		1,144.08
Automobiles		24,483.92
Homestead Water System		182,802.73
Cragmont Wells		38,995.92
EvSo Business Center		642,819.87
Building Improvements-EVSO		231,108.59
Leasehold Improve.-EVSO		20,209.03
Cragmont - 6901 Lynx Lair		9,244.00
Cragmont - 6947 Ledge Lane		750.00
Cragmont - 6957 Ledge Lane		6,433.75
Cragmont - 6957 Ledge Lane		24,604.00
Cragmont - 6932 Ledge Lane		850.00
Water Rights - Shaffer's II		273,680.00
Water Rights - 07CW123 Taps		60,000.00
Loan Fees - CO Comm #21429		67,475.55
Accum Amort. - Acct #21429		(20,975.00)
Loan Fees - Peak #8050		16,895.00
Accum Amort - Peak #8050		(6,005.00)
Loan Fees		47,334.00
Accum Amort - 2008 Loan Fees		(13,676.00)
Loan Fees-Co.Comm #150389		52,297.00
Accum Amort- Loan #150389		(10,168.00)
Loan Fees - Co. Comm.		15,650.00
Accum Amort - Co. Comm		(2,086.00)
Land - Bear Mtn. Vista		30,033.63
Land - Rio Grande Estates		37,336.41
Land - Mtn. Park & Cragmont		9,862.72
Land - Leadville		7,713.76
Land - Brown Property		2,781.67
Land - Colorado Sierra		2,634.11
Land - Mariposa Hmstd.		383,387.34
Land - Misc. Properties		25,033.04

Unaudited - For Management Purposes Only

CONSOLIDATED - BUFFALO PARK DEVELOPMENT
 Balance Sheet
 March 31, 2013

Land - Glanzman	325,000.00	
Land - Shaffer's Crossing	2,000,000.00	
Land - Shaffer's Crossing II	1,000,000.00	
Accum. Depr - Furniture	(3,109.00)	
Accum. Depr - Equipment	(497,751.00)	
Accum. Depr - Generator	(1,144.08)	
Accum. Depr - Automobiles	(24,484.00)	
Accum. Depr - Hmstd. Water Sys	(143,614.00)	
Accum. Depr - Cragmont	(38,122.00)	
Accum. Depr - Rental Property	(491,154.00)	
Accum. Depr - Bldg WO6	(3,843.00)	
Accum. Depr - Bldg Improvemnts	(35,259.00)	
Accum. Depr - EVLHI	(3,627.00)	
	<hr/>	
Total Property and Equipment		4,789,330.41
Other Assets		
N/R - Grace Church	7,120.43	
N/R - Elk Creek Properties LLC	160,364.89	
N/R - Gene Lewis	3,600.00	
EvSo RET Escrow-CO First	22,691.98	
EvSo Insurance Escrow-CO First	833.62	
Miscellaneous Deposits	1,000.00	
Development Costs	2,478,228.79	
Engineering Costs	664,164.24	
Property Taxes	1,766,478.31	
Capitalized Interest	2,373,649.12	
	<hr/>	
Total Other Assets		7,478,131.38
		<hr/>
Total Assets	\$	<u>12,914,715.63</u>

CONSOLIDATED - BUFFALO PARK DEVELOPMENT
Balance Sheet
March 31, 2013

LIABILITIES AND CAPITAL

Current Liabilities		
A/R-Petra Const.Co.	\$	2,539.00
Accounts Payable-BPDC		45,859.67
Accounts Payable - EVSO		25,925.10
Accounts Payable - HW		1,268.15
Federal Payroll Taxes Payable		1,882.71
FUTA Tax Payable		480.43
State Payroll Taxes Payable		827.00
SUTA Payable		1,413.61
Accrued Prpty Taxes Payable		504,528.68
Rental Deposits		10,430.90
RV Storage Deposits		1,200.00
		<hr/>
Total Current Liabilities		596,355.25
Long-Term Liabilities		
N/P - Co.First Comm (EvSo)		689,676.77
N/P - Mutual of Omaha #8050		1,592,836.77
N/P - Colorado Community Bank		2,164,279.08
N/P - CO COMM #150389		689,361.56
N/P - CO.Comm #150388		4,862,776.90
N/P - CO.Comm #150438		434,277.95
N/P - Dix, Brianna		79,347.41
N/P - Dix		226,297.92
N/P - Northfork H20		200,544.77
N/P - Hedges		61,406.71
		<hr/>
Total Long-Term Liabilities		11,000,805.84
		<hr/>
Total Liabilities		11,597,161.09
Capital		
Add'l Paid In Capital-CJL		287,112.72
Common Stock		7,000.00
Treasury Stock		(7,874.00)
Retained Earnings		1,070,752.80
Net Income		(39,436.98)
		<hr/>
Total Capital		1,317,554.54
		<hr/>
Total Liabilities & Capital	\$	<u><u>12,914,715.63</u></u>

B26 (Official Form 26) (12/08) – Cont.

5

Exhibit B-1
Balance Sheet for [Name of Entity]
As of [date]

[Provide a balance sheet dated as of the end of the most recent six-month period of the current fiscal year and as of the end of the preceding fiscal year. Indicate the source of this information.]

Evergreen Memorial Park Inc. as of 12/31/2012

Evergreen Memorial Park, Inc. as of 3/31/2013

EVERGREEN MEMORIAL PARK
Balance Sheet
December 31, 2012

ASSETS

Current Assets	
Petty Cash	\$ 41.29
Regular Checking Account	71,694.64
CFDMT - P/N Trust Fund	225,578.64
Accounts Receivable-PN	29,272.08
Accounts Receivable-Reg.	58,508.77
A/R - Ron Lewis	86,548.95
A/R - Norm Lewis	793.07
A/R-Ron Lewis Rentals	2,137.50
A/R - EMP Recreation	18,647.49
Inventory-Vaults	4,820.84
Inventory-Granite	5,525.79
Inventory-Caskets	4,020.29
Inventory-Urns	10,602.64
Inventory-Cremation Boxes	595.10
Land	20,914.65
Residential Lots	21,795.84
Escrow-Weinberg Loan	743.60
Inventory-Land	4,387.65
Reserve for Family Plan	(150.60)
Inventory-Development Costs	2,729.86
Reserve for Family Plan	<u>(60.59)</u>
Total Current Assets	569,147.50
Property and Equipment	
Office Equipment	54,676.63
Accum Depr-Office Equip	(54,089.00)
Equipment	82,358.87
Accum Depr-Equipment	(81,425.00)
Automobiles	47,441.79
Accum Depr-Automobiles	(44,253.00)
Well	80,721.46
Accum Depr-Well	(58,827.00)
Park Improvements	29,337.27
Accum Depr-Park Improvements	(29,203.00)
Office Building	194,558.25
Accum Depr-Office Bldg	(160,532.00)
Entrance, Sign & Fence	59,610.62
Accum Depr-Ent, Sign & Fence	(59,611.00)
Pond	2,755.37
Accum Depr-Pond	(2,755.37)
Breeding Herd	24,033.00
Accum Depr-Breeding Herd	(23,888.00)
Chapel/Barn	518,518.64
Accum Depr-Chapel	(150,222.00)
Crematory	54,508.49
Accum Depr-Crematory	(21,162.00)
Computer Operating System	42,936.05
Accum Depr-Comp Operating Sys	(42,936.05)
Park Improve/Construction	34,395.73
Accum Depr-Park Improv/Constr	<u>(6,109.00)</u>
Total Property and Equipment	490,839.75
Other Assets	
Investments-Coins	83,990.00
Antiques	<u>562.98</u>
Total Other Assets	<u>84,552.98</u>
Total Assets	<u>\$ 1,144,540.23</u>

EVERGREEN MEMORIAL PARK
 Balance Sheet
 December 31, 2012

LIABILITIES AND CAPITAL

Current Liabilities	
A/P - Petra	\$ 5,937.44
A/P - BPDC	472,032.63
A/P - CMP	99,668.21
A/P - Homestead Water	220.62
Accounts Payable	7,346.69
A/P - PreNeed Contract	332,375.61
A/P - Pre-Need Retainage	(47,640.27)
A/P - Endowment Trust	67,540.06
Sales Tax Payable	166.30
Property Taxes Payable	<u>37,017.98</u>
Total Current Liabilities	974,665.27
Long-Term Liabilities	
N/P - Weinburg & Assoc.	<u>79,850.98</u>
Total Long-Term Liabilities	<u>79,850.98</u>
Total Liabilities	1,054,516.25
Capital	
Common Stock	1,000.00
Shareholder Capital - R. Lewis	27,335.64
Shareholder Capital - C. Lewis	19,375.66
Shareholder Capital - N. Lewis	44,272.67
Net Income	<u>(1,959.99)</u>
Total Capital	<u>90,023.98</u>
Total Liabilities & Capital	<u>\$ 1,144,540.23</u>

EVERGREEN MEMORIAL PARK
Balance Sheet
March 31, 2013

ASSETS

Current Assets	
Petty Cash	\$ 36.29
Regular Checking Account	62,793.41
CFDMT - P/N Trust Fund	222,358.53
Accounts Receivable-PN	27,319.02
Accounts Receivable-Reg.	41,154.06
A/R - Ron Lewis	86,526.37
A/R - Norm Lewis	793.07
A/R-Ron Lewis Rentals	4,264.42
A/R - Rental	120.00
A/R - EMP Recreation	12,058.48
Inventory-Vaults	4,820.84
Inventory-Granite	5,525.79
Inventory-Caskets	4,020.29
Inventory-Urns	10,602.64
Inventory-Cremation Boxes	595.10
Land	20,914.65
Residential Lots	21,795.84
Escrow-Weinberg Loan	1,080.83
Inventory-Land	4,387.65
Reserve for Family Plan	(150.60)
Inventory-Development Costs	2,729.86
Reserve for Family Plan	<u>(60.59)</u>
Total Current Assets	533,685.95
Property and Equipment	
Office Equipment	54,676.63
Accum Depr-Office Equip	(54,089.00)
Equipment	83,389.60
Accum Depr-Equipment	(81,425.00)
Automobiles	47,441.79
Accum Depr-Automobiles	(44,253.00)
Well	80,721.46
Accum Depr-Well	(58,827.00)
Park Improvements	29,337.27
Accum Depr-Park Improvements	(29,203.00)
Office Building	194,558.25
Accum Depr-Office Bldg	(160,532.00)
Entrance, Sign & Fence	59,610.62
Accum Depr-Ent, Sign & Fence	(59,611.00)
Pond	2,755.37
Accum Depr-Pond	(2,755.37)
Breeding Herd	25,383.00
Accum Depr-Breeding Herd	(23,888.00)
Chapel/Barn	518,518.64
Accum Depr-Chapel	(150,222.00)
Crematory	54,508.49
Accum Depr-Crematory	(21,162.00)
Computer Operating System	42,936.05
Accum Depr-Comp Operating Sys	(42,936.05)
Park Improve/Construction	34,395.73
Accum Depr-Park Improv/Constr	<u>(6,109.00)</u>
Total Property and Equipment	493,220.48
Other Assets	
Investments-Coins	83,990.00
Antiques	<u>562.98</u>
Total Other Assets	<u>84,552.98</u>
Total Assets	<u>\$ 1,111,459.41</u>

EVERGREEN MEMORIAL PARK
 Balance Sheet
 March 31, 2013

LIABILITIES AND CAPITAL

Current Liabilities		
A/P - Petra	\$	5,937.44
A/P - BPDC		441,938.36
A/P - CMP		100,582.53
A/P - Homestead Water		122.05
Accounts Payable		62,326.95
A/P - PreNeed Contract		327,696.79
A/P - Pre-Need Retainage		(47,369.76)
A/P - Endowment Trust		34,105.90
Sales Tax Payable		72.90
Property Taxes Payable		<u>37,017.98</u>
Total Current Liabilities		962,431.14
Long-Term Liabilities		
N/P - Weinburg & Assoc.		<u>79,813.75</u>
Total Long-Term Liabilities		<u>79,813.75</u>
Total Liabilities		1,042,244.89
Capital		
Common Stock		1,000.00
Retained Earnings		(1,959.99)
Shareholder Capital - R. Lewis		27,335.64
Shareholder Capital - C. Lewis		19,375.66
Shareholder Capital - N. Lewis		44,272.67
Net Income		<u>(20,809.46)</u>
Total Capital		<u>69,214.52</u>
Total Liabilities & Capital	\$	<u><u>1,111,459.41</u></u>

B26 (Official Form 26) (12/08) – Cont.

5

Exhibit B-1
Balance Sheet for [Name of Entity]
As of [date]

[Provide a balance sheet dated as of the end of the most recent six-month period of the current fiscal year and as of the end of the preceding fiscal year. Indicate the source of this information.]

Elk Creek Properties, LLC	as of 3/31/2013
Elk Creek Properties, LLC	as of 12/31/2012

9:51 AM
04/22/13
Cash Basis

Elk Creek Properties, LLC
Balance Sheet
As of December 31, 2012

	<u>Dec 31, 12</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash in Bank	1,998.56
Total Checking/Savings	1,998.56
Accounts Receivable	
Accounts Receivable	-50.00
Total Accounts Receivable	-50.00
Other Current Assets	
Due from Ron Lewis	20,781.14
Escrow - Bank of America	3,332.53
Escrow - Chase	691.16
Total Other Current Assets	24,804.83
Total Current Assets	26,753.39
Fixed Assets	
Land	130,000.00
Buildings	514,734.61
Equipment	9,631.49
Ponds	30,000.00
Accumulated Depreciation	-163,082.00
Total Fixed Assets	521,284.10
Other Assets	
Amortizable Assets	
Goodwill	80,000.00
Accumulated Amortization	-39,998.00
Total Amortizable Assets	40,002.00
Capitalized Development Costs	1,610,512.07
Water Rights	136,242.43
Total Other Assets	1,786,756.50
TOTAL ASSETS	<u>2,334,793.99</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
N/P - Bank of the West	140,000.00
Note payable - Bank of America	875,427.66
Note Payable - Bank of Amer (2)	171,978.41
Note payable - Chase	180,187.96
Note payable - Barnett	300,000.00
Note Payable - Buffalo Park	162,848.64
Note Payable - Sangster	175,000.00
Note Payable - Sangster (2)	175,000.00
Note Payable - Patrick	29,463.05
Note payable - C Hendricks	35,000.00
Note Payable - Dix	165,909.66
Note Payable - Barrett	282,200.00
Note payable - Carol Lewis	15,437.50
Security deposits held	3,675.00
Total Long Term Liabilities	2,712,127.88
Total Liabilities	2,712,127.88
Equity	
R. Lewis Equity	
Investments	1,000.00
Total R. Lewis Equity	1,000.00
N. Lewis Equity	
Investments	1,000.00

9:51 AM
04/22/13
Cash Basis

Elk Creek Properties, LLC
Balance Sheet
As of December 31, 2012

	<u>Dec 31, 12</u>
Total N. Lewis Equity	1,000.00
R. Dix Equity Investments	<u>1,000.00</u>
Total R. Dix Equity	1,000.00
W. Barrett Equity Investments	<u>1,000.00</u>
Total W. Barrett Equity	1,000.00
Retained Earnings	-374,464.91
Net Income	<u>-6,868.98</u>
Total Equity	<u>-377,333.89</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,334,793.99</u></u>

1:29 PM
04/15/13
Cash Basis

Elk Creek Properties, LLC
Balance Sheet
As of March 31, 2013

	<u>Mar 31, 13</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash In Bank	1,592.71
Total Checking/Savings	1,592.71
Other Current Assets	
Due from Ron Lewis	20,781.14
Escrow - Bank of America	3,332.53
Escrow - Chase	1,448.63
Total Other Current Assets	25,562.30
Total Current Assets	27,155.01
Fixed Assets	
Land	130,000.00
Buildings	514,734.61
Equipment	9,631.49
Ponds	30,000.00
Accumulated Depreciation	-163,082.00
Total Fixed Assets	521,284.10
Other Assets	
Amortizable Assets	
Goodwill	80,000.00
Accumulated Amortization	-39,998.00
Total Amortizable Assets	40,002.00
Capitalized Development Costs	1,617,695.80
Water Rights	136,242.43
Total Other Assets	1,793,940.23
TOTAL ASSETS	<u>2,342,379.34</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
N/P - Bank of the West	140,000.00
Note payable - Bank of America	875,427.66
Note Payable - Bank of Amer (2)	171,978.41
Note payable - Chase	178,716.79
Note payable - Barnett	300,000.00
Note Payable - Buffalo Park	162,848.64
Note Payable - Sangster	165,435.14
Note Payable - Sangster (2)	175,000.00
Note Payable - Patrick	27,091.32
Note payable - C Hendricks	35,000.00
Note Payable - Dix	172,909.66
Note Payable - Barrett	296,000.00
Note payable - Carol Lewis	15,437.50
Security deposits held	3,675.00
Total Long Term Liabilities	2,719,520.12
Total Liabilities	2,719,520.12
Equity	
R. Lewis Equity	
Investments	1,000.00
Total R. Lewis Equity	1,000.00
N. Lewis Equity	
Investments	1,000.00
Total N. Lewis Equity	1,000.00
R. Dix Equity	
Investments	1,000.00

1:29 PM
04/15/13
Cash Basis

Elk Creek Properties, LLC
Balance Sheet
As of March 31, 2013

	<u>Mar 31, 13</u>
Total R. Dlx Equity	1,000.00
W. Barrett Equity Investments	<u>1,000.00</u>
Total W. Barrett Equity	1,000.00
Retained Earnings	-381,333.89
Net Income	<u>193.11</u>
Total Equity	<u>-377,140.78</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,342,379.34</u></u>

B26 (Official Form 26) (12/08) – Cont.

5

Exhibit B-1
Balance Sheet for [Name of Entity]
As of [date]

[Provide a balance sheet dated as of the end of the most recent six-month period of the current fiscal year and as of the end of the preceding fiscal year. Indicate the source of this information.]

Mountain Land Construction Co. as of 2/28/2013

Mountain Land Construction Co. as of 3/31/2013

MOUNTAIN LAND CONSTRUCTION CO.
Balance Sheet
February 28, 2013

ASSETS

Current Assets		
Checking - Mutual of Omaha	\$	<u>34,908.58</u>
Total Current Assets		34,908.58
Property and Equipment		
Land - L49 BLK2 F4		9,750.00
Land - 6746 S. Brook Forest Rd		<u>54,603.42</u>
Total Property and Equipment		64,353.42
Other Assets		
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>99,262.00</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Due To/From BPDC	\$	40,361.03
Property Taxes Payable		<u>31,926.20</u>
Total Current Liabilities		72,287.23
Long-Term Liabilities		
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		72,287.23
Capital		
Common Stock		682.80
Paid-in Capital		4,634.77
Retained Earnings		(11,818.11)
Net Income		<u>33,475.31</u>
Total Capital		<u>26,974.77</u>
Total Liabilities & Capital	\$	<u><u>99,262.00</u></u>

MOUNTAIN LAND CONSTRUCTION CO.
Balance Sheet
March 31, 2013

ASSETS

Current Assets		
Checking - Mutual of Omaha	\$	<u>34,923.94</u>
Total Current Assets		34,923.94
Property and Equipment		
Land - L49 BLK2 F4		9,750.00
Land - 6746 S. Brook Forest Rd		<u>54,603.42</u>
Total Property and Equipment		64,353.42
Other Assets		
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>99,277.36</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Due To/From BPDC	\$	40,361.03
Property Taxes Payable		<u>31,926.20</u>
Total Current Liabilities		72,287.23
Long-Term Liabilities		
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		72,287.23
Capital		
Common Stock		682.80
Paid-in Capital		4,634.77
Retained Earnings		21,657.20
Net Income		<u>15.36</u>
Total Capital		<u>26,990.13</u>
Total Liabilities & Capital	\$	<u><u>99,277.36</u></u>

B26 (Official Form 26) (12/08) – Cont.

6

Exhibit B-2
Statement of Income (Loss) for [Name of Entity]
Period ending [date]

[Provide a statement of income (loss) for the following periods:

- (i) For the initial report:
 - a. the period between the end of the preceding fiscal year and the end of the most recent six-month period of the current fiscal year; and
 - b. the prior fiscal year.
- (ii) For subsequent reports, since the closing date of the last report.

Indicate the source of this information.]

Buffalo Park Development Co. for the period ending 12/31/2012

Buffalo Park Development Co. for the period ending 3/31/2013

CONSOLIDATED - BUFFALO PARK DEVELOPMENT
Income Statement
For the Twelve Months Ending December 31, 2012

	10/1/12 thru 12/31/12		Year to Date	
Revenues				
EvSo-Rental Income	\$ 34,700.70	9.87	\$ 139,250.03	17.09
EvSo-Recovery on Bldg Exp	4,243.95	1.21	16,975.80	2.08
EvSo-Recovery on Utilities	1,032.71	0.29	4,131.45	0.51
EvSo-Storage Fees	5,464.44	1.55	18,087.06	2.22
EvSo-Late Fees	30.00	0.01	118.25	0.01
HW -Service Fees	100.00	0.03	2,453.00	0.30
HW-Water Sales	21,276.90	6.05	92,272.33	11.32
HW-Water Surcharge Sales	14,183.82	4.03	57,973.50	7.11
HW-Meter & Yoke Assemblies	0.00	0.00	155.60	0.02
HW-Billing Fees	1,086.00	0.31	4,512.72	0.55
HW-Standby Fees	342.00	0.10	873.00	0.11
HW-Finance Charges	155.51	0.04	634.61	0.08
Sales-Misc.Properties	150,000.00	42.65	150,000.00	18.40
Water Augmentation (Bluffs)	0.00	0.00	960.00	0.12
Contracted Labor	94,136.26	26.76	275,102.89	33.75
Property Management Fees	5,358.64	1.52	16,666.12	2.04
Interest Income	(1,280.12)	(0.36)	(1,185.52)	(0.15)
Snow Plowing	6,353.00	1.81	6,713.00	0.82
CW-Service Fees	275.00	0.08	475.00	0.06
CW-Equipment Sales	0.00	0.00	271.38	0.03
CW-Standby Fees	0.00	0.00	27.00	0.00
CW-Finance Chgs	78.32	0.02	287.10	0.04
CW-Water Sales	2,095.06	0.60	16,032.14	1.97
Reservoir Water Sales	0.00	0.00	180.00	0.02
Other Income	1,379.00	0.39	4,068.00	0.50
Asphalt Sales	0.00	0.00	2,860.00	0.35
Interest Income	10,725.61	3.05	10,725.61	1.32
Gain on Sale of Coins	0.00	0.00	(5,585.49)	(0.69)
	<u>351,736.80</u>	<u>100.00</u>	<u>815,034.58</u>	<u>100.00</u>
Total Revenues				
Cost of Sales				
Cost of Sales-Misc.Property	20,589.00	5.85	20,589.00	2.53
Cost of Sales-Materials	<u>0.00</u>	<u>0.00</u>	<u>1,961.16</u>	<u>0.24</u>
Total Cost of Sales	<u>20,589.00</u>	<u>5.85</u>	<u>22,550.16</u>	<u>2.77</u>
Gross Profit	<u>331,147.80</u>	<u>94.15</u>	<u>792,484.42</u>	<u>97.23</u>

CONSOLIDATED - BUFFALO PARK DEVELOPMENT
Income Statement
For the Twelve Months Ending December 31, 2012

	10/1/12 thru 12/31/12		Year to Date	
Expenses				
Advertising Expense-BPDC	0.00	0.00	32.16	0.00
Amortization Expense	13,310.00	3.78	13,310.00	1.63
Auto & Truck Expenses	14,012.35	3.98	48,298.39	5.93
Bank Charges	103.91	0.03	365.64	0.04
Charitable Contributions Exp	0.00	0.00	100.00	0.01
Commissions and Fees Exp	0.00	0.00	1,691.70	0.21
Computer Maintenance	1,251.21	0.36	1,251.21	0.15
Cragmont Water System Exp.	1,841.71	0.52	9,641.56	1.18
Cragmont Water- Utilities	267.24	0.08	710.17	0.09
Cragmont - Road Maintenance	21,923.84	6.23	21,923.84	2.69
Depreciation Expense	22,269.00	6.33	22,269.00	2.73
Dues and Subscriptions Exp	0.00	0.00	150.00	0.02
Employee - Health Insurance	12,042.21	3.42	45,488.46	5.58
Employee Drug Testing	0.00	0.00	200.00	0.02
Equipment Lease	611.22	0.17	2,465.02	0.30
Equipment Rental Expense	15,000.00	4.26	15,000.00	1.84
Equipment Maintenance	1,106.21	0.31	3,670.73	0.45
Filing Fees	0.00	0.00	10.00	0.00
Insurance Expense	4,371.60	1.24	21,869.07	2.68
Insurance Expense-EVSO	(2,801.54)	(0.80)	2,325.46	0.29
Insurance - Life	393.53	0.11	1,574.12	0.19
Insurance - Workmen's Comp	(802.00)	(0.23)	10,012.00	1.23
Interest Expense-BPDC	(234,141.29)	(66.57)	0.00	0.00
Interest Expense - EVSO	13,963.89	3.97	55,860.31	6.85
Legal and Professional Expense	2,395.00	0.68	13,277.50	1.63
Licenses & Fees Expense	460.22	0.13	1,197.72	0.15
Licenses & Permits - HWC	85.00	0.02	170.00	0.02
Meals and Entertainment Exp	51.98	0.01	138.16	0.02
Office Expense	806.80	0.23	1,321.07	0.16
Office Supplies	(117.27)	(0.03)	0.00	0.00
Payroll Tax Expense	7,633.62	2.17	35,733.60	4.38
Postage Expense	313.30	0.09	1,013.20	0.12
Property Tax Expense	42,709.20	12.14	17,521.22	2.15
Property Taxes-EV SO	25,738.10	7.32	25,738.10	3.16
Rent or Lease Expense	13,307.27	3.78	63,701.96	7.82
Repairs & Maint - BPDC	600.68	0.17	2,968.51	0.36
RTL Transmissions	20.93	0.01	99.82	0.01
Repairs & Maint - HW	686.88	0.20	11,566.13	1.42
Repairs & Maint-Landlord EVSO	18.95	0.01	(352.73)	(0.04)
Repairs & Maint-CAM EVSO	282.85	0.08	1,927.13	0.24
Salaries Expense	60,632.00	17.24	224,128.00	27.50
Telephone Expense	2,435.28	0.69	9,175.37	1.13
Uniforms	357.07	0.10	357.07	0.04
Wages Expense	36,178.36	10.29	170,240.92	20.89
Water Quality Testing-EVSO	262.00	0.07	958.00	0.12
Water Quality Testing-HWC	968.00	0.28	8,713.00	1.07
Utilities - EVSO	6,530.08	1.86	23,995.47	2.94
Utilities - HW	4,264.53	1.21	17,470.09	2.14
Water Reservoir Fees	0.00	0.00	1,077.50	0.13
Utilities Expense-BPDC	48.15	0.01	252.72	0.03
Purchase Disc-Expense Items	(12.36)	(0.00)	(18.40)	(0.00)
Total Expenses	91,379.71	25.98	910,589.97	111.72
Net Income	\$ 239,768.09	68.17	(\$ 118,105.55)	(14.49)

CONSOLIDATED - BUFFALO PARK DEVELOPMENT
Income Statement
For the Three Months Ending March 31, 2013

	Current Month		Year to Date	
Revenues				
EvSo-Rental Income	\$ 32,903.79	19.47	\$ 32,903.79	19.47
EvSo-Recovery on Bldg Exp	4,243.95	2.51	4,243.95	2.51
EvSo-Recovery on Utilities	1,255.69	0.74	1,255.69	0.74
EvSo-Storage Fees	5,310.00	3.14	5,310.00	3.14
EvSo-Late Fees	30.00	0.02	30.00	0.02
HW -Service Fees	1,075.00	0.64	1,075.00	0.64
HW-Water Sales	22,222.42	13.15	22,222.42	13.15
HW-Water Surcharge Sales	14,429.56	8.54	14,429.56	8.54
HW-Billing Fees	1,122.00	0.66	1,122.00	0.66
HW-Standby Fees	135.00	0.08	135.00	0.08
HW-Finance Charges	151.84	0.09	151.84	0.09
Water Augmentation (Bluffs)	960.00	0.57	960.00	0.57
Contracted Labor	58,417.75	34.56	58,417.75	34.56
Interest Income	11.44	0.01	11.44	0.01
Snow Plowing	2,140.00	1.27	2,140.00	1.27
CW-Finance Chgs	48.58	0.03	48.58	0.03
CW-Water Sales	7,587.76	4.49	7,587.76	4.49
Other Income	16,969.07	10.04	16,969.07	10.04
Total Revenues	169,013.85	100.00	169,013.85	100.00
Cost of Sales				
Cost of Sales-Materials	326.47	0.19	326.47	0.19
Total Cost of Sales	326.47	0.19	326.47	0.19
Gross Profit	168,687.38	99.81	168,687.38	99.81
Expenses				
Auto & Truck Expenses	12,018.05	7.11	12,018.05	7.11
Bank Charges	103.35	0.06	103.35	0.06
Computer Maintenance	938.28	0.56	938.28	0.56
Cragmont Water System Exp.	1,781.92	1.05	1,781.92	1.05
Cragmont Water- Utilities	360.24	0.21	360.24	0.21
Dues and Subscriptions Exp	150.00	0.09	150.00	0.09
Employee - Health Insurance	12,086.76	7.15	12,086.76	7.15
Employee Drug Testing	55.00	0.03	55.00	0.03
Equipment Lease	611.22	0.36	611.22	0.36
Equipment Maintenance	1,158.13	0.69	1,158.13	0.69
Insurance Expense	4,371.61	2.59	4,371.61	2.59
Insurance Expense-EVSO	5,464.00	3.23	5,464.00	3.23
Insurance - Life	393.53	0.23	393.53	0.23
Insurance - Workmen's Comp	3,990.00	2.36	3,990.00	2.36
Interest Expense - EVSO	9,223.24	5.46	9,223.24	5.46
Legal and Professional Expense	15,034.92	8.90	15,034.92	8.90
Licenses & Fees Expense	1.00	0.00	1.00	0.00
Meals and Entertainment Exp	32.00	0.02	32.00	0.02
Office Expense	77.48	0.05	77.48	0.05
Office Supplies	263.20	0.16	263.20	0.16
Payroll Tax Expense	9,650.91	5.71	9,650.91	5.71
Postage Expense	139.57	0.08	139.57	0.08
Postage Expense - HW	34.00	0.02	34.00	0.02
Property Tax Expense	(2,596.13)	(1.54)	(2,596.13)	(1.54)
Rent or Lease Expense	13,307.27	7.87	13,307.27	7.87
Repairs & Maint - BPDC	76.85	0.05	76.85	0.05
RTL Transmissions	13.04	0.01	13.04	0.01
Repairs & Maint - HW	1,738.40	1.03	1,738.40	1.03

For Management Purposes Only

CONSOLIDATED - BUFFALO PARK DEVELOPMENT
 Income Statement
 For the Three Months Ending March 31, 2013

	Current Month		Year to Date	
Repairs & Maint-Landlord EVSO	79.76	0.05	79.76	0.05
Repairs & Maint-CAMEVSO	127.95	0.08	127.95	0.08
Salaries Expense	60,632.00	35.87	60,632.00	35.87
Supplies Expense	6.26	0.00	6.26	0.00
Telephone Expense	1,531.51	0.91	1,531.51	0.91
Wages Expense	40,762.89	24.12	40,762.89	24.12
Water Quality Testing-EVSO	212.00	0.13	212.00	0.13
Water Quality Testing-HWC	1,410.00	0.83	1,410.00	0.83
Utilities - EVSO	8,118.22	4.80	8,118.22	4.80
Utilities - HW	4,735.74	2.80	4,735.74	2.80
Utilities Expense-BPDC	48.66	0.03	48.66	0.03
Purchase Disc-Expense Items	(18.47)	(0.01)	(18.47)	(0.01)
Total Expenses	<u>208,124.36</u>	123.14	<u>208,124.36</u>	123.14
Net Income	\$ <u>(39,436.98)</u>	(23.33)	\$ <u>(39,436.98)</u>	(23.33)

B26 (Official Form 26) (12/08) – Cont.

6

Exhibit B-2
Statement of Income (Loss) for [Name of Entity]
Period ending [date]

[Provide a statement of income (loss) for the following periods:

- (i) For the initial report:
 - a. the period between the end of the preceding fiscal year and the end of the most recent six-month period of the current fiscal year; and
 - b. the prior fiscal year.
- (ii) For subsequent reports, since the closing date of the last report.

Indicate the source of this information.]

Evergreen Memorial Park, Inc. for the period ending 12/31/2012

Evergreen Memorial Park, Inc. for the period ending 3/31/2013

EVERGREEN MEMORIAL PARK
Income Statement
For the Twelve Months Ending December 31, 2012

	10/1/12 thru 12/31/12		Year to Date	
Revenues				
Sales- Cemetery Lots	\$ 6,441.53	5.07	\$ 55,718.28	10.32
Sales- Cemetery OBC	1,975.00	1.55	17,128.00	3.17
Sales- Opening & Closing	7,275.00	5.72	27,285.00	5.05
Sales- Dealer Opening & Closin	920.00	0.72	920.00	0.17
Sales- Markers Cemetery	5,610.00	4.41	29,134.00	5.39
Sales- Bases Cemctery	1,469.00	1.16	8,677.16	1.61
Sales- Setting Fee Cemetery	3,270.00	2.57	13,040.00	2.41
Sales- Dealer Setting Fee Cem.	0.00	0.00	295.00	0.05
Sales- Mortuary OBC	(149.92)	(0.12)	(149.92)	(0.03)
Sales- Mortuary Caskets	9,717.50	7.64	36,849.50	6.82
Sales- Mortuary Urns	2,533.96	1.99	11,234.96	2.08
Cemetery Services	12.00	0.01	154.55	0.03
Mortuary Services	11,407.63	8.97	68,413.44	12.67
Body Prep	4,310.00	3.39	9,570.00	1.77
Facility & Staff	2,820.00	2.22	5,290.00	0.98
Transportation & Vehicles	12,000.00	9.44	38,853.65	7.19
Customization	180.00	0.14	1,193.00	0.22
Cash Advances	9,378.13	7.38	25,240.48	4.67
Office, Mailing	80.00	0.06	750.00	0.14
Folders, Registers	842.00	0.66	3,655.00	0.68
Equipment Rental	180.00	0.14	1,099.34	0.20
Honorariums	1,200.00	0.94	9,130.50	1.69
Chapel Services	3,395.00	2.67	12,640.00	2.34
Dealer Services	25.00	0.02	25.00	0.00
Mortuary Cremations	7,690.00	6.05	26,410.00	4.89
Dealer Cremations	675.00	0.53	675.00	0.12
Pet Cremations	2,835.00	2.23	14,814.00	2.74
Sales-Pet Openings/Closings	3,115.00	2.45	13,085.00	2.42
Sales- Pet Cemetery Lots	1,591.31	1.25	7,904.11	1.46
Sales- Pet Cem. Setting Fee	0.00	0.00	80.00	0.01
Pet Services	122.96	0.10	738.99	0.14
Sales - Wildlife	5,434.00	4.27	35,903.75	6.65
Sales Discounts	(76.90)	(0.06)	(1,159.02)	(0.21)
Total Revenues	<u>106,278.20</u>	<u>83.59</u>	<u>474,598.77</u>	<u>87.88</u>
Other Income				
Interest- Endowment Trust	808.25	0.64	4,866.46	0.90
Finance Charges	71.89	0.06	219.94	0.04
Rent	0.00	0.00	15,184.81	2.81
Maintenance Services	20,019.00	15.74	42,296.50	7.83
Commissions	118.80	0.09	1,854.80	0.34
Other Income	(150.00)	(0.12)	1,019.81	0.19
Total Other Income	<u>20,867.94</u>	<u>16.41</u>	<u>65,442.32</u>	<u>12.12</u>

EVERGREEN MEMORIAL PARK
Income Statement
For the Twelve Months Ending December 31, 2012

	10/1/12 thru 12/31/12		Year to Date	
Cost of Sales				
Cemetery Markers Cost	3,067.23	2.41	14,910.76	2.76
Cemetery Bases Cost	(1,181.45)	(0.93)	415.17	0.08
Mortuary OBC Cost	1,135.00	0.89	7,365.00	1.36
Mortuary Caskets Cost	2,543.48	2.00	19,432.18	3.60
Mortuary Urns Cost	3,222.53	2.53	9,770.83	1.81
Mortuary Services Cost	11,111.77	8.74	40,476.85	7.50
Pet Cemetery Markers Cost	51.50	0.04	51.50	0.01
Pet Caskets Cost	0.00	0.00	1,348.74	0.25
Pet Urns Cost	0.00	0.00	354.52	0.07
Pet Services Cost	0.00	0.00	415.02	0.08
Commissions	0.00	0.00	1,971.68	0.37
Cost of Sales- Other	(2,645.04)	(2.08)	0.00	0.00
Discounts Earned	(95.70)	(0.08)	(908.73)	(0.17)
	<u>(17,209.32)</u>	<u>(13.54)</u>	<u>(95,603.52)</u>	<u>(17.70)</u>
Total Cost of Sales				
Gross Profit	<u>109,936.82</u>	<u>86.46</u>	<u>444,437.57</u>	<u>82.30</u>
Expenses				
Advertising Expense	3,737.72	2.94	20,173.32	3.74
Auto Expenses	833.87	0.66	6,039.07	1.12
Bank Charges	4.29	0.00	62.44	0.01
Breeding Herd Expense	21,779.75	17.13	70,668.51	13.09
Charitable Contributions Exp	456.00	0.36	2,841.00	0.53
Contract Labor Costs	59,692.00	46.95	221,950.50	41.10
Computer Maintenance	281.02	0.22	1,251.02	0.23
Depreciation Expense	38,574.00	30.34	38,574.00	7.14
Dues and Subscriptions Exp	1,243.95	0.98	3,517.40	0.65
Gifts Expense	75.00	0.06	75.00	0.01
Insurance Expense	8,117.00	6.38	9,475.00	1.75
Interest Expense	2,995.43	2.36	11,998.01	2.22
Laundry and Cleaning Exp	0.00	0.00	279.87	0.05
Legal and Professional Expense	1,023.25	0.80	8,823.25	1.63
Licenses & Fees Expense	516.00	0.41	1,021.15	0.19
Meals and Entertainment Exp	200.26	0.16	1,367.16	0.25
Merchant Discount Fees	1,010.12	0.79	4,049.63	0.75
Mortuary Expense	558.45	0.44	4,299.00	0.80
Office Expense	884.01	0.70	7,676.20	1.42
Postage and Delivery	201.60	0.16	830.64	0.15
Property Tax Expense	8,941.50	7.03	9,356.50	1.73
Rent or Lease Expense	4,350.00	3.42	21,551.66	3.99
Repairs & Maintenance Expense	1,411.71	1.11	7,925.27	1.47
Repairs & Maintenance-Cemetery	307.07	0.24	1,923.27	0.36
Repairs & Maintenance-Barn	26.15	0.02	825.75	0.15
Repairs & Maintenance-Rental	31.08	0.02	42.53	0.01
Seminars/Conference Expense	0.00	0.00	780.00	0.14
Small Tools	0.00	0.00	717.73	0.13
Telephone Expense	862.90	0.68	4,844.74	0.90
Travel Expense	0.00	0.00	87.61	0.02
Utilities Expense	3,265.12	2.57	13,111.29	2.43
Antiques Expense	(29,740.96)	(23.39)	(29,740.96)	(5.51)
	<u>131,638.29</u>	<u>103.53</u>	<u>446,397.56</u>	<u>82.66</u>
Total Expenses				
Net Income	<u>(\$ 21,701.47)</u>	<u>(17.07)</u>	<u>(\$ 1,959.99)</u>	<u>(0.36)</u>

EVERGREEN MEMORIAL PARK
Income Statement
For the Three Months Ending March 31, 2013

	1/1/13 thru 3/31/13		Year to Date	
Revenues				
Sales- Cemetery Lots	\$ 4,165.22	5.20	\$ 4,165.22	5.20
Sales- Cemetery OBC	835.00	1.04	835.00	1.04
Sales- Opening & Closing	3,960.00	4.95	3,960.00	4.95
Sales- Dealer Opening & Closin	1,020.00	1.27	1,020.00	1.27
Sales- Markers Cemetery	2,977.78	3.72	2,977.78	3.72
Sales- Bases Cemetery	886.20	1.11	886.20	1.11
Sales- Setting Fee Cemetery	2,070.00	2.59	2,070.00	2.59
Sales- Dealer Setting Fee Cem.	250.00	0.31	250.00	0.31
Sales- Mortuary Caskets	5,290.00	6.61	5,290.00	6.61
Sales- Mortuary Urns	2,045.82	2.56	2,045.82	2.56
Mortuary Services	20,972.54	26.20	20,972.54	26.20
Chapel Services	1,767.00	2.21	1,767.00	2.21
Mortuary Cremations	3,790.00	4.73	3,790.00	4.73
Pet Cremations	3,310.00	4.14	3,310.00	4.14
Sales-Pet Openings/Closings	2,670.00	3.34	2,670.00	3.34
Sales- Pet Cemetery Lots	1,820.00	2.27	1,820.00	2.27
Sales- Pet Cem. Setting Fee	140.00	0.17	140.00	0.17
Pet Services	75.00	0.09	75.00	0.09
Sales - Wildlife	8,903.50	11.12	8,903.50	11.12
Sales Discounts	(403.06)	(0.50)	(403.06)	(0.50)
Total Revenues	<u>66,545.00</u>	<u>83.14</u>	<u>66,545.00</u>	<u>83.14</u>
Other Income				
Interest- Endowment Trust	2,358.30	2.95	2,358.30	2.95
Interest Income	14.21	0.02	14.21	0.02
Finance Charges	53.31	0.07	53.31	0.07
Maintenance Services	10,952.00	13.68	10,952.00	13.68
Other Income	120.00	0.15	120.00	0.15
Total Other Income	<u>13,497.82</u>	<u>16.86</u>	<u>13,497.82</u>	<u>16.86</u>
Cost of Sales				
Cemetery Markers Cost	670.35	0.84	670.35	0.84
Cemetery Bases Cost	126.40	0.16	126.40	0.16
Mortuary OBC Cost	540.00	0.67	540.00	0.67
Mortuary Caskets Cost	2,383.00	2.98	2,383.00	2.98
Mortuary Urns Cost	1,054.53	1.32	1,054.53	1.32
Mortuary Services Cost	8,552.49	10.68	8,552.49	10.68
Cremations Cost	160.95	0.20	160.95	0.20
Pet Caskets Cost	106.41	0.13	106.41	0.13
Discounts Earned	(43.08)	(0.05)	(43.08)	(0.05)
Total Cost of Sales	<u>(13,551.05)</u>	<u>(16.93)</u>	<u>(13,551.05)</u>	<u>(16.93)</u>
Gross Profit	<u>66,491.77</u>	<u>83.07</u>	<u>66,491.77</u>	<u>83.07</u>

EVERGREEN MEMORIAL PARK
Income Statement
For the Three Months Ending March 31, 2013

Expenses	1/1/13 thru 3/31/13		Year to Date	
Advertising Expense	5,294.20	6.61	5,294.20	6.61
Auto Expenses	1,338.87	1.67	1,338.87	1.67
Bank Charges	2.85	0.00	2.85	0.00
Breeding Herd Expense	2,783.14	3.48	2,783.14	3.48
Charitable Contributions Exp	195.00	0.24	195.00	0.24
Contract Labor Costs	50,858.38	63.54	50,858.38	63.54
Computer Maintenance	1,017.81	1.27	1,017.81	1.27
Dues and Subscriptions Exp	1,355.00	1.69	1,355.00	1.69
Interest Expense	2,995.53	3.74	2,995.53	3.74
Legal and Professional Expense	6,255.00	7.81	6,255.00	7.81
Licenses & Fees Expense	760.77	0.95	760.77	0.95
Meals and Entertainment Exp	747.61	0.93	747.61	0.93
Merchant Discount Fees	362.92	0.45	362.92	0.45
Mortuary Expense	281.86	0.35	281.86	0.35
Office Expense	1,632.26	2.04	1,632.26	2.04
Postage and Delivery	13.20	0.02	13.20	0.02
Rent or Lease Expense	4,350.00	5.43	4,350.00	5.43
Repairs & Maintenance Expense	598.94	0.75	598.94	0.75
Repairs & Maintenance-Cemetery	28.63	0.04	28.63	0.04
Repairs & Maintenance-Rental	10.44	0.01	10.44	0.01
Shop Expense	8.36	0.01	8.36	0.01
Telephone Expense	1,822.05	2.28	1,822.05	2.28
Travel Expense	187.81	0.23	187.81	0.23
Utilities Expense	4,309.30	5.38	4,309.30	5.38
Other Income/Expense	91.30	0.11	91.30	0.11
Total Expenses	<u>87,301.23</u>	<u>109.07</u>	<u>87,301.23</u>	<u>109.07</u>
Net Income	<u>(\$ 20,809.46)</u>	<u>(26.00)</u>	<u>(\$ 20,809.46)</u>	<u>(26.00)</u>

B26 (Official Form 26) (12/08) – Cont.

6

Exhibit B-2
Statement of Income (Loss) for [Name of Entity]
Period ending [date]

[Provide a statement of income (loss) for the following periods:

- (i) For the initial report:
 - a. the period between the end of the preceding fiscal year and the end of the most recent six-month period of the current fiscal year; and
 - b. the prior fiscal year.
- (ii) For subsequent reports, since the closing date of the last report.

Indicate the source of this information.]

Elk Creek Properties, LLC for the period ending 3/31/2013
Elk Creek Properties, LLC for the period ending 12/31/2012

9:52 AM
04/22/13
Cash Basis

Elk Creek Properties, LLC
Profit & Loss YTD Comparison
October through December 2012

	<u>Oct - Dec 12</u>	<u>Jan - Dec 12</u>
Ordinary Income/Expense		
Income		
Retail Sales		
Main Pond	695.13	36,715.13
Trophy Pond	0.00	3,625.91
Catch and Release Pond	0.00	43.61
Rods	8.60	933.00
Bait	25.76	1,954.71
Other	0.00	34.40
Total Retail Sales	<u>729.49</u>	<u>43,306.76</u>
Total Income	729.49	43,306.76
Cost of Goods Sold		
Purchases		
Main Pond	0.00	15,425.25
Trophy Pond	0.00	2,075.00
Bait	0.00	1,346.40
Total Purchases	<u>0.00</u>	<u>18,846.65</u>
Total COGS	<u>0.00</u>	<u>18,846.65</u>
Gross Profit	729.49	24,460.11
Expense		
Depreciation	20,348.00	20,348.00
Amortization	5,333.00	5,333.00
Advertising	382.65	2,478.92
Contract Labor	49.66	1,955.36
Bank Charges	352.44	1,142.76
Contract Wages & Benefits	1,463.00	10,091.00
Dues & Subscriptions	0.00	65.00
Interest	1,537.32	13,711.54
Insurance	1,374.00	4,135.54
Licenses	150.00	317.50
Over/Short	-441.41	-757.09
Property Taxes	722.35	1,444.70
Repairs & Maintenance		
Building	973.73	973.73
Repairs & Maintenance - Other	0.00	2,389.10
Total Repairs & Maintenance	<u>973.73</u>	<u>3,362.83</u>
Supplies		
Operating	20.29	1,667.58
Office	0.00	24.99
Supplies - Other	0.00	291.15
Total Supplies	<u>20.29</u>	<u>1,983.72</u>
Telephone	177.23	709.00
Trash service	416.00	1,358.25
Travel	87.73	87.73
Utilities	2,159.20	8,144.92
Total Expense	<u>35,105.19</u>	<u>75,912.68</u>
Net Ordinary Income	-34,375.70	-51,452.57
Other Income/Expense		
Other Income		
Rental Inc. - Barnett Basement	1,620.00	6,480.00
Rental Inc. - Warren House	3,480.34	11,071.92
Rental Inc. - Barnett Apartment	4,237.63	10,137.10
Rental Inc. - Barnett House	2,704.20	12,125.10
Rental Income - Cindy Peterson	44.00	44.00
Utility reimb - Barnett Apt	612.37	1,464.90
Utility reimb - Warren House	719.66	3,260.57

9:52 AM
04/22/13
Cash Basis

Elk Creek Properties, LLC
Profit & Loss YTD Comparison
October through December 2012

	<u>Oct - Dec 12</u>	<u>Jan - Dec 12</u>
Total Other Income	13,418.20	44,583.59
Net Other Income	13,418.20	44,583.59
Net Income	<u>-20,967.50</u>	<u>-6,868.98</u>

1:29 PM
04/15/13
Cash Basis

Elk Creek Properties, LLC
Profit & Loss
January through March 2013

	<u>Jan - Mar 13</u>
Ordinary Income/Expense	
Expense	
Advertising	115.21
Bank Charges	100.88
Interest	1,133.37
Utilities	2,279.99
Total Expense	<u>3,629.45</u>
Net Ordinary Income	-3,629.45
Other Income/Expense	
Other Income	
Rental Inc. - Warren House	2,807.94
Utility reimb - Warren House	1,014.62
Total Other Income	<u>3,822.56</u>
Net Other Income	<u>3,822.56</u>
Net Income	<u><u>193.11</u></u>

B26 (Official Form 26) (12/08) – Cont.

6

Exhibit B-2
Statement of Income (Loss) for [Name of Entity]
Period ending [date]

[Provide a statement of income (loss) for the following periods:

- (i) For the initial report:
 - a. the period between the end of the preceding fiscal year and the end of the most recent six-month period of the current fiscal year; and
 - b. the prior fiscal year.
- (ii) For subsequent reports, since the closing date of the last report.

Indicate the source of this information.]

Mountain Land Construction Co. for the period ending 2/28.2013

Mountain Land Construction Co. for the period ending 3/31/2013

MOUNTAIN LAND CONSTRUCTION CO.
 Income Statement
 For the One Month Ending March 31, 2013

	Current Month		Year to Date	
Revenues				
Other Income	\$ 15.36	100.00	\$ 15.36	100.00
Total Revenues	<u>15.36</u>	<u>100.00</u>	<u>15.36</u>	<u>100.00</u>
Cost of Sales				
Total Cost of Sales	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Gross Profit	<u>15.36</u>	<u>100.00</u>	<u>15.36</u>	<u>100.00</u>
Expenses				
Total Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	\$ <u>15.36</u>	<u>100.00</u>	\$ <u>15.36</u>	<u>100.00</u>

MOUNTAIN LAND CONSTRUCTION CO.
 Income Statement
 For the Twelve Months Ending February 28, 2013

	Current Month		Year to Date	
Revenues				
Sales - Land	\$ 0.00	0.00	\$ 40,000.00	100.00
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>40,000.00</u>	<u>100.00</u>
Cost of Sales				
Cost of Sales- Other	<u>0.00</u>	<u>0.00</u>	<u>4,450.00</u>	<u>11.13</u>
Total Cost of Sales	<u>0.00</u>	<u>0.00</u>	<u>4,450.00</u>	<u>11.13</u>
Gross Profit	<u>0.00</u>	<u>0.00</u>	<u>35,550.00</u>	<u>88.88</u>
Expenses				
Bank Charges	0.00	0.00	10.00	0.03
Filing Fees	0.00	0.00	10.00	0.03
Legal and Accounting Expense	0.00	0.00	1,985.00	4.96
Licenses & Permits Exp	25.00	0.00	25.00	0.06
Property Tax Expense	<u>0.00</u>	<u>0.00</u>	<u>44.69</u>	<u>0.11</u>
Total Expenses	<u>25.00</u>	<u>0.00</u>	<u>2,074.69</u>	<u>5.19</u>
Net Income	\$ <u>(25.00)</u>	<u>0.00</u>	\$ <u>33,475.31</u>	<u>83.69</u>

B26 (Official Form 26) (12/08) – Cont.

7

Exhibit B-3
Statement of Cash Flows for [Name of Entity]
For the period ending [date]

[Provide a statement of changes in cash flows for the following periods:

- (i) For the initial report:
 - a. the period between the end of the preceding fiscal year and the end of the most recent six-month period of the current fiscal year; and
 - b. the prior fiscal year.
- (ii) For subsequent reports, since the closing date of the last report.

Indicate the source of this information.]

Buffalo Park Development Co. for the period ending 12/31/2012

Buffalo Park Development Co. for the period ending 3/31/2012

CONSOLIDATED - BUFFALO PARK DEVELOPMENT
Statement of Cash Flow
For the twelve Months Ended December 31, 2012

	10/1/12 - 12/31/12	Year to Date
Cash Flows from operating activities		
Net Income	\$ 239,768.09	(\$ 118,105.55)
Adjustments to reconcile net income to net cash provided by operating activities		
Accum Amort. - Acct #21429	4,499.00	4,499.00
Accum Amort - Peak #8050	1,126.00	1,126.00
Accum Amort - 2008 Loan Fees	3,156.00	3,156.00
Accum Amort- Loan #150389	3,486.00	3,486.00
Accum Amort - Co. Comm	1,043.00	1,043.00
Accum. Depr - Furniture	1,507.00	1,507.00
Accum. Depr - Equipment	1,035.00	1,035.00
Accum. Depr - Hmstd. Water Sys	6,429.00	6,429.00
Accum. Depr - Cragmont	183.00	183.00
Accum. Depr - Rental Property	11,828.00	11,828.00
Accum. Depr - Bldg WO6	488.00	488.00
Accum. Depr - Bldg Improvemnts	5,950.00	5,950.00
Accum. Depr - EVLHI	519.00	519.00
A/R-BPDC	16,340.40	(7,497.48)
A/R-Turkey Crk.Rec.Center	0.00	20.00
A/R-EVSO Tenants	35.64	(6,619.08)
A/R-HW Customers	1,989.23	2,104.23
A/R-The Bluffs	0.00	246.16
A/R-Elk Creek Properties	3,220.78	3,670.46
A/R-Evergeeen Mem.Park	30,120.61	(8,342.75)
A/R-Cragmont Water Company	744.07	1,778.54
A/R-Mtn.Land Const.Co.	0.00	(870.00)
A/R-Northfork Assoc	1,297.99	151,297.99
A/R-Village @ CragHOA	291.69	2,000.00
A/R-Ron Lewis Rentals	2,575.64	0.00
A/R-Petra Const.Co.	10,957.00	10,957.00
Accounts Payable-BPDC	(187,641.65)	(12,676.06)
Accounts Payable - EVSO	28,625.10	(5,078.50)
Accounts Payable - HW	(6,412.21)	(5,361.93)
Federal Payroll Taxes Payable	(136.48)	(122.08)
FUTA Tax Payable	2.93	(23.51)
State Payroll Taxes Payable	(34.00)	(345.00)
SUTA Payable	(355.95)	174.35
Accrued Prpty Taxes Payable	128,164.52	102,886.92
Rental Deposits	(400.00)	(400.00)
RV Storage Deposits	(200.00)	300.00
	70,434.31	269,348.26
Total Adjustments		
Net Cash provided by Operations	310,202.40	151,242.71

CONSOLIDATED - BUFFALO PARK DEVELOPMENT

Statement of Cash Flow

For the twelve Months Ended December 31, 2012

	10/1/12 - 12/31/12	Year to Date
Cash Flows from investing activities		
Used For		
Crag Water Treatment Plant	0.00	(25,444.27)
N/R - Grace Church	(622.81)	(941.41)
N/R - Elk Creek Properties LLC	(33,995.15)	(33,995.15)
N/R - Vince Fisher	0.00	(400.00)
Furniture and Fixtures	(2,820.48)	(2,820.48)
Equipment	(13,012.06)	(13,546.09)
EvSo RET Escrow-CO First	(6,509.19)	(22,659.40)
EvSo Insurance Escrow-CO First	(4,411.37)	(6,881.30)
Miscellaneous Deposits	(1,000.00)	(1,000.00)
Development Costs	(203.50)	(203.50)
Engineering Costs	(529.88)	(923.88)
Property Taxes	(105,315.57)	(105,315.57)
Capitalized Interest	(90,887.83)	(90,887.83)
	<u>(259,307.84)</u>	<u>(305,018.88)</u>
Net cash used in investing		
	<u>(259,307.84)</u>	<u>(305,018.88)</u>
Cash Flows from financing activities		
Proceeds From		
N/P - Co.First Comm (EvSo)	88.16	88.16
N/P - Mutual of Omaha #8050	0.00	59,129.90
N/P - CO.Comm #150438	0.00	63,212.60
N/P - Dix, Brianna	24,291.13	24,291.13
N/P - Dix	6,072.78	6,072.78
N/P - Lewis	429.84	429.84
Used For		
N/P - Co.First Comm (EvSo)	(3,058.25)	(11,963.77)
N/P - CO.Comm #150388	(205,549.73)	(205,549.73)
	<u>(177,726.07)</u>	<u>(64,289.09)</u>
Net cash used in financing		
	<u>(177,726.07)</u>	<u>(64,289.09)</u>
Net increase <decrease> in cash		
	<u>(\$ 126,831.51)</u>	<u>(\$ 218,065.26)</u>
Summary		
Cash Balance at End of Period	\$ 70,616.15	\$ 70,616.15
Cash Balance at Beg of Period	(64,025.63)	(80,690.59)
	<u>\$ 6,590.52</u>	<u>(\$ 10,074.44)</u>
Net Increase <Decrease> in Cash		
	<u>\$ 6,590.52</u>	<u>(\$ 10,074.44)</u>

CONSOLIDATED - BUFFALO PARK DEVELOPMENT
Statement of Cash Flow
For the three Months Ended March 31, 2013

	1/1/13 thru 3/31/13	Year to Date
Cash Flows from operating activities		
Net Income	(\$ 39,436.98)	(\$ 39,436.98)
Adjustments to reconcile net income to net cash provided by operating activities		
Accum. Depr - Generator	1,144.08	1,144.08
A/R-BPDC	3,158.46	3,158.46
A/R-Turkey Crk.Rec.Center	(1.00)	(1.00)
A/R-EVSO Tenants	(731.58)	(731.58)
A/R-HW Customers	(1,134.48)	(1,134.48)
A/R-The Bluffs	(60.00)	(60.00)
A/R-Elk Creek Properties	(1,950.01)	(1,950.01)
A/R-Evergeeen Mem.Park	29,278.52	29,278.52
A/R-Cragmont Water Company	93.13	93.13
A/R-Village @ CragHOA	(894.24)	(894.24)
Accounts Payable-BPDC	12,985.64	12,985.64
Accounts Payable - EVSO	5,651.00	5,651.00
Accounts Payable - HW	1,263.32	1,263.32
Federal Payroll Taxes Payable	244.56	244.56
FUTA Tax Payable	263.23	263.23
State Payroll Taxes Payable	38.00	38.00
SUTA Payable	1,189.09	1,189.09
Rental Deposits	(300.00)	(300.00)
	<hr/>	<hr/>
Total Adjustments	50,237.72	50,237.72
	<hr/>	<hr/>
Net Cash provided by Operations	10,800.74	10,800.74
Cash Flows from investing activities		
Used For		
N/R - Grace Church	(2,915.94)	(2,915.94)
EvSo RET Escrow-CO First	(6,509.19)	(6,509.19)
EvSo Insurance Escrow-CO First	(1,609.83)	(1,609.83)
Development Costs	(868.50)	(868.50)
	<hr/>	<hr/>
Net cash used in investing	(11,903.46)	(11,903.46)
Cash Flows from financing activities		
Proceeds From		
N/P - Co.First Comm (EvSo)	1,033.04	1,033.04
Used For		
N/P - Co.First Comm (EvSo)	(3,099.12)	(3,099.12)
N/P - CO.Comm #150438	(47,222.05)	(47,222.05)
N/P - Lewis	(429.84)	(429.84)
	<hr/>	<hr/>

CONSOLIDATED - BUFFALO PARK DEVELOPMENT
 Statement of Cash Flow
 For the three Months Ended March 31, 2013

	1/1/13 thru 3/31/13	Year to Date
Net cash used in financing	<u>(49,717.97)</u>	<u>(49,717.97)</u>
Net increase <decrease> in cash	<u>(\$ 50,820.69)</u>	<u>(\$ 50,820.69)</u>
 Summary		
Cash Balance at End of Period	\$ 22,296.55	\$ 22,296.55
Cash Balance at Beg of Period	<u>(72,614.55)</u>	<u>(70,616.15)</u>
Net Increase <Decrease> in Cash	<u>(\$ 50,318.00)</u>	<u>(\$ 48,319.60)</u>

B26 (Official Form 26) (12/08) – Cont.

7

Exhibit B-3
Statement of Cash Flows for [Name of Entity]
For the period ending [date]

[Provide a statement of changes in cash flows for the following periods:

- (i) For the initial report:
 - a. the period between the end of the preceding fiscal year and the end of the most recent six-month period of the current fiscal year; and
 - b. the prior fiscal year.
- (ii) For subsequent reports, since the closing date of the last report.

Indicate the source of this information.]

Evergreen Memorial Park, Inc. for the period ending 12/31/2012

Evergreen Memorial Park, Inc. for the period ending 3/31/2013

EVERGREEN MEMORIAL PARK
Statement of Cash Flow
For the twelve Months Ended December 31, 2012

	10/1/12 thru 12/31/12	Year to Date
Cash Flows from investing activities		
Used For		
Office Equipment	(1,416.45)	(3,018.54)
Equipment	(4,500.00)	(10,495.74)
Automobiles	(4,217.00)	(4,217.00)
	(10,133.45)	(17,731.28)
Net cash used in investing		
Cash Flows from financing activities		
Proceeds From		
Shareholder Draw - R. Lewis	0.00	30,909.00
Shareholder Draw - C. Lewis	0.00	30,000.00
Shareholder Draw - N. Lewis	0.00	30,000.00
Used For		
N/P - John Deere Corp	0.00	(168.31)
N/P - Weinburg & Assoc.	(37.33)	(149.02)
Shareholder Capital - R. Lewis	0.00	(47,585.13)
Shareholder Capital - C. Lewis	0.00	(46,676.12)
Shareholder Capital - N. Lewis	0.00	(46,676.12)
	(37.33)	(50,345.70)
Net cash used in financing		
Net increase <decrease> in cash	(\$ 36,394.96)	(\$ 47,400.49)
Summary		
Cash Balance at End of Period	\$ 71,735.93	\$ 71,735.93
Cash Balance at Beg of Period	(93,660.28)	(35,153.05)
	(\$ 21,924.35)	\$ 36,582.88
Net Increase <Decrease> in Cash		

EVERGREEN MEMORIAL PARK
Statement of Cash Flow
For the twelve Months Ended December 31, 2012

	10/1/12 thru 12/31/12	Year to Date
Cash Flows from operating activities		
Net Income	(\$ 21,701.47)	(\$ 1,959.99)
Adjustments to reconcile net income to net cash provided by operating activities		
Accum Depr-Office Equip	3,689.00	3,689.00
Accum Depr-Equipment	6,831.00	6,831.00
Accum Depr-Automobiles	2,125.00	2,125.00
Accum Depr-Well	5,110.00	5,110.00
Accum Depr-Park Improvements	108.00	108.00
Accum Depr-Office Bldg	3,350.00	3,350.00
Accum Depr-Ent, Sign & Fence	1,141.00	1,141.00
Accum Depr-Breeding Herd	58.00	58.00
Accum Depr-Chapel	13,122.00	13,122.00
Accum Depr-Crematory	2,158.00	2,158.00
Accum Depr-Park Improv/Constr	882.00	882.00
CFDMT - P/N Trust Fund	1,561.14	(11,651.17)
Accounts Receivable-PN	(4,088.96)	(6,406.27)
Accounts Receivable-Reg.	(50,740.51)	(26,987.43)
A/R - Ron Lewis	35,138.90	(47,421.16)
A/R-Ron Lewis Rentals	8,492.45	9,409.86
A/R - EMP Recreation	(8,691.98)	(3,682.42)
Inventory-Vaults	(1,402.32)	(1,402.32)
Inventory-Granite	220.87	220.87
Inventory-Caskets	(112.52)	(112.52)
Inventory-Urns	(1,536.04)	(1,536.04)
Inventory-Cremation Boxes	3,245.43	3,245.43
Gross Property	0.00	76,938.91
Escrow-Weinberg Loan	(337.23)	36.26
A/P - BPDC	(30,835.40)	(30,577.23)
A/P - CMP	859.67	3,912.28
A/P - Homestead Water	(144.88)	(945.01)
Accounts Payable	(39,915.88)	(2,827.64)
A/P - PreNeed Contract	3,573.14	24,997.48
A/P - Pre-Need Retainage	(583.04)	(5,796.02)
A/P - Endowment Trust	33,622.56	(4,045.00)
Sales Tax Payable	(363.61)	166.30
Property Taxes Payable	8,941.50	8,525.32
	<hr/>	<hr/>
Total Adjustments	(4,522.71)	22,636.48
	<hr/>	<hr/>
Net Cash provided by Operations	(26,224.18)	20,676.49

EVERGREEN MEMORIAL PARK
Statement of Cash Flow
For the three Months Ended March 31, 2013

	1/1/13 thru 3/31/13	Year to Date
Cash Flows from operating activities		
Net Income	(\$ 20,809.46)	(\$ 20,809.46)
Adjustments to reconcile net income to net cash provided by operating activities		
CFDMT - P/N Trust Fund	3,220.11	3,220.11
Accounts Receivable-PN	1,953.06	1,953.06
Accounts Receivable-Reg.	17,354.71	17,354.71
A/R - Ron Lewis	22.58	22.58
A/R-Ron Lewis Rentals	(2,126.92)	(2,126.92)
A/R - Rental	(120.00)	(120.00)
A/R - EMP Recreation	6,589.01	6,589.01
Escrow-Weinberg Loan	(337.23)	(337.23)
A/P - BPDC	(30,094.27)	(30,094.27)
A/P - CMP	914.32	914.32
A/P - Homestead Water	(98.57)	(98.57)
Accounts Payable	54,980.26	54,980.26
A/P - PreNeed Contract	(4,678.82)	(4,678.82)
A/P - Pre-Need Retainage	270.51	270.51
A/P - Endowment Trust	(33,434.16)	(33,434.16)
Sales Tax Payable	(93.40)	(93.40)
	<hr/>	<hr/>
Total Adjustments	14,321.19	14,321.19
	<hr/>	<hr/>
Net Cash provided by Operations	(6,488.27)	(6,488.27)
 Cash Flows from investing activities		
Used For		
Equipment	(1,030.73)	(1,030.73)
Breeding Herd	(1,350.00)	(1,350.00)
	<hr/>	<hr/>
Net cash used in investing	(2,380.73)	(2,380.73)
 Cash Flows from financing activities		
Proceeds From		
Used For		
N/P - Weinburg & Assoc.	(37.23)	(37.23)
	<hr/>	<hr/>
Net cash used in financing	(37.23)	(37.23)
	<hr/>	<hr/>
Net increase <decrease> in cash	(\$ 8,906.23)	(\$ 8,906.23)
 Summary		
Cash Balance at End of Period	\$ 62,829.70	\$ 62,829.70
Cash Balance at Beg of Period	(77,885.50)	(71,735.93)
	<hr/>	<hr/>
Net Increase <Decrease> in Cash	(\$ 15,055.80)	(\$ 8,906.23)
	<hr/>	<hr/>

B26 (Official Form 26) (12/08) – Cont.

7

Exhibit B-3
Statement of Cash Flows for [Name of Entity]
For the period ending [date]

[Provide a statement of changes in cash flows for the following periods:

- (i) For the initial report:
 - a. the period between the end of the preceding fiscal year and the end of the most recent six-month period of the current fiscal year; and
 - b. the prior fiscal year.
- (ii) For subsequent reports, since the closing date of the last report.

Indicate the source of this information.]

Elk Creek Properties, LLC for the period ending 3/31/2013
Elk Creek Properties, LLC for the period ending 12/31/2012

9:53 AM

04/22/13

Elk Creek Properties, LLC
Statement of Cash Flows
October through December 2012

	Oct - Dec 12
OPERATING ACTIVITIES	
Net Income	-23,182.72
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	2,225.22
Due from Ron Lewis	-6,901.76
Escrow - Chase	-287.61
Sales Tax Payable	-100.06
Sales Tax Payable:*Sales Tax Payable	-116.07
Net cash provided by Operating Activities	-28,363.00
INVESTING ACTIVITIES	
Accumulated Depreciation	20,348.00
Amortizable Assets:Accumulated Amortization	5,333.00
Capitalized Development Costs	-9,783.13
Net cash provided by Investing Activities	15,897.87
FINANCING ACTIVITIES	
Note payable - Chase	-1,979.44
Note Payable - Buffalo Park	3,838.96
Note Payable - Patrick	-2,330.70
Note Payable - Dix	6,500.00
Net cash provided by Financing Activities	6,028.82
Net cash increase for period	-6,436.31
Cash at beginning of period	8,434.87
Cash at end of period	1,998.56

8:28 AM

04/22/13

Elk Creek Properties, LLC
Statement of Cash Flows
January through March 2013

	<u>Jan - Mar 13</u>
OPERATING ACTIVITIES	
Net Income	8,065.59
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	-7,922.48
Escrow - Chase	-757.47
Net cash provided by Operating Activities	-614.36
INVESTING ACTIVITIES	
Capitalized Development Costs	-7,183.73
Net cash provided by Investing Activities	-7,183.73
FINANCING ACTIVITIES	
Note payable - Chase	-1,471.17
Note Payable - Sangster	-9,564.86
Note Payable - Patrick	-2,371.73
Note Payable - Dix	7,000.00
Note Payable - Barrett	13,800.00
Net cash provided by Financing Activities	7,392.24
Net cash increase for period	-405.85
Cash at beginning of period	1,998.56
Cash at end of period	<u>1,592.71</u>

B26 (Official Form 26) (12/08) – Cont.

7

Exhibit B-3
Statement of Cash Flows for [Name of Entity]
For the period ending [date]

[Provide a statement of changes in cash flows for the following periods:

- (i) For the initial report:
 - a. the period between the end of the preceding fiscal year and the end of the most recent six-month period of the current fiscal year; and
 - b. the prior fiscal year.
- (ii) For subsequent reports, since the closing date of the last report.

Indicate the source of this information.]

Mountain Land Construction Co. for the period ending 2/28/2013

Mountain Land Construction Co. for the period ending 3/31/2013

MOUNTAIN LAND CONSTRUCTION CO.
Statement of Cash Flow
For the twelve Months Ended February 28, 2013

	Current Month	Year to Date
Cash Flows from operating activities		
Net Income	\$ (25.00)	\$ 33,475.31
Adjustments to reconcile net income to net cash provided by operating activities		
Accounts Payable	(175.00)	0.00
Due To/From BPDC	0.00	870.00
Property Taxes Payable	0.00	(214.94)
	<u>(175.00)</u>	<u>655.06</u>
Total Adjustments	(175.00)	655.06
Net Cash provided by Operations	<u>(200.00)</u>	<u>34,130.37</u>
Cash Flows from investing activities		
Used For		
Net cash used in investing	<u>0.00</u>	<u>0.00</u>
Cash Flows from financing activities		
Proceeds From		
Used For		
Net cash used in financing	<u>0.00</u>	<u>0.00</u>
Net increase <decrease> in cash	<u>\$ (200.00)</u>	<u>\$ 34,130.37</u>
Summary		
Cash Balance at End of Period	\$ 34,908.58	\$ 34,908.58
Cash Balance at Beg of Period	<u>(34,908.58)</u>	<u>(778.21)</u>
Net Increase <Decrease> in Cash	<u>\$ 0.00</u>	<u>\$ 34,130.37</u>

Unaudited - For Internal Use Only.

MOUNTAIN LAND CONSTRUCTION CO.
Statement of Cash Flow
For the one Month Ended March 31, 2013

	Current Month	Year to Date
Cash Flows from operating activities		
Net Income	\$ 15.36	\$ 15.36
Adjustments to reconcile net income to net cash provided by operating activities		
Total Adjustments	<u>0.00</u>	<u>0.00</u>
Net Cash provided by Operations	<u>15.36</u>	<u>15.36</u>
Cash Flows from investing activities		
Used For		
Net cash used in investing	<u>0.00</u>	<u>0.00</u>
Cash Flows from financing activities		
Proceeds From		
Used For		
Net cash used in financing	<u>0.00</u>	<u>0.00</u>
Net increase <decrease> in cash	<u>\$ 15.36</u>	<u>\$ 15.36</u>
Summary		
Cash Balance at End of Period	\$ 34,923.94	\$ 34,923.94
Cash Balance at Beg of Period	<u>(34,908.58)</u>	<u>(34,908.58)</u>
Net Increase <Decrease> in Cash	<u>\$ 15.36</u>	<u>\$ 15.36</u>

B26 (Official Form 26) (12/08) – Cont.

8

Exhibit B-4
Statement of Changes in Shareholders'/Partners' Equity (Deficit) for [Name of Entity]
period ending [date]

[Provide a statement of changes in shareholders'/partners equity (deficit) for the following periods:

- (i) For the initial report:
- a. the period between the end of the preceding fiscal year and the end of the most recent six-month period of the current fiscal year; and
 - b. the prior fiscal year.
- (ii) For subsequent reports, since the closing date of the last report.

Indicate the source of this information.]

Buffalo Park Development Co.	Value <u>9/30/2012</u>	Value <u>3/31/2013</u>	<u>Difference</u>
Carol J. Lewis – 80%	\$950,370.19	\$1,111,466.18	\$161,095.99
Ronald P. Lewis – 20%	<u>\$165,814.37</u>	<u>\$ 206,088.36</u>	<u>\$ 40,273.99</u>
Total	\$1,116,184.56	\$1,317,554.54	\$201,369.98

B26 (Official Form 26) (12/08) – Cont.

8

Exhibit B-4
Statement of Changes in Shareholders'/Partners' Equity (Deficit) for [Name of Entity]
period ending [date]

[Provide a statement of changes in shareholders'/partners equity (deficit) for the following periods:

- (i) For the initial report:
 - a. the period between the end of the preceding fiscal year and the end of the most recent six-month period of the current fiscal year; and
 - b. the prior fiscal year.
- (ii) For subsequent reports, since the closing date of the last report.

Indicate the source of this information.]

	Value <u>9/30/2012</u>	Value <u>3/31/2013</u>	<u>Difference</u>
Evergreen Memorial Park.			
Carol J. Lewis – 33%	\$27,401.93	\$12,191.74	(\$15,210.19)
Ronald P. Lewis – 34%	\$35,605.74	\$19,934.03	(\$15,671.71)
Norman S .Lewis – 33%	<u>\$52,298.94</u>	<u>\$37,088.75</u>	<u>(\$15,210.19)</u>
Total	\$115,306.61	\$69,214.52	(\$46,092.09)

B26 (Official Form 26) (12/08) – Cont.

8

Exhibit B-4
Statement of Changes in Shareholders'/Partners' Equity (Deficit) for [Name of Entity]
period ending [date]

[Provide a statement of changes in shareholders'/partners equity (deficit) for the following periods:

- (i) For the initial report:
 - a. the period between the end of the preceding fiscal year and the end of the most recent six-month period of the current fiscal year; and
 - b. the prior fiscal year.
- (ii) For subsequent reports, since the closing date of the last report.

Indicate the source of this information.]

	Value <u>9/30/2012</u>	Value <u>3/31/2013</u>	<u>Difference</u>
Mountain Land Construction Co.			
Ronald P. Lewis – 100%	\$26,999.77	\$26,990.13	(\$ 9.64)

B26 (Official Form 26) (12/08) – Cont.

8

Exhibit B-4
Statement of Changes in Shareholders'/Partners' Equity (Deficit) for [Name of Entity]
 period ending [date]

[Provide a statement of changes in shareholders'/partners equity (deficit) for the following periods:

- (i) For the initial report:
- a. the period between the end of the preceding fiscal year and the end of the most recent six-month period of the current fiscal year; and
 - b. the prior fiscal year.
- (ii) For subsequent reports, since the closing date of the last report.

Indicate the source of this information.]

Elk Creek Properties, LLC	Value <u>9/30/2012</u>	Value <u>3/31/2013</u>	<u>Difference</u>
Ronald P. Lewis – 25%	(\$89,094.10)	(\$94,285.20)	(\$5,191.10)
Norman S. Lewis – 25%	(\$89,094.10)	(\$94,285.20)	(\$5,191.10)
Richard Dix – 25%	(\$89,094.10)	(\$94,285.20)	(\$5,191.10)
Wendy Barrett – 25%	(\$89,094.09)	(\$94,285.18)	(\$5,191.09)
Total	(\$356,376.39)	(\$377,140.78)	(\$20,764.39)

B26 (Official Form 26) (12/08) – Cont.

9

Exhibit C

Description of Operations for [name of entity]

[Describe the nature and extent of the estate's interest in the entity.

Describe the business conducted and intended to be conducted by the entity, focusing on the entity's dominant business segment(s). Indicate the source of this information.]

Buffalo Park Development Co.

Ronald Lewis CEO
Carol Lewis Secretary

Real Estate Development, Community Water Company, Commercial Business Center

Evergreen Memorial Park, Inc.

Ronald Lewis President
Carol Lewis Secretary/Funeral Director

Funeral Home, Cemetery and Crematory

Mountain Land Construction Co.

Ronald Lewis 100% ownership

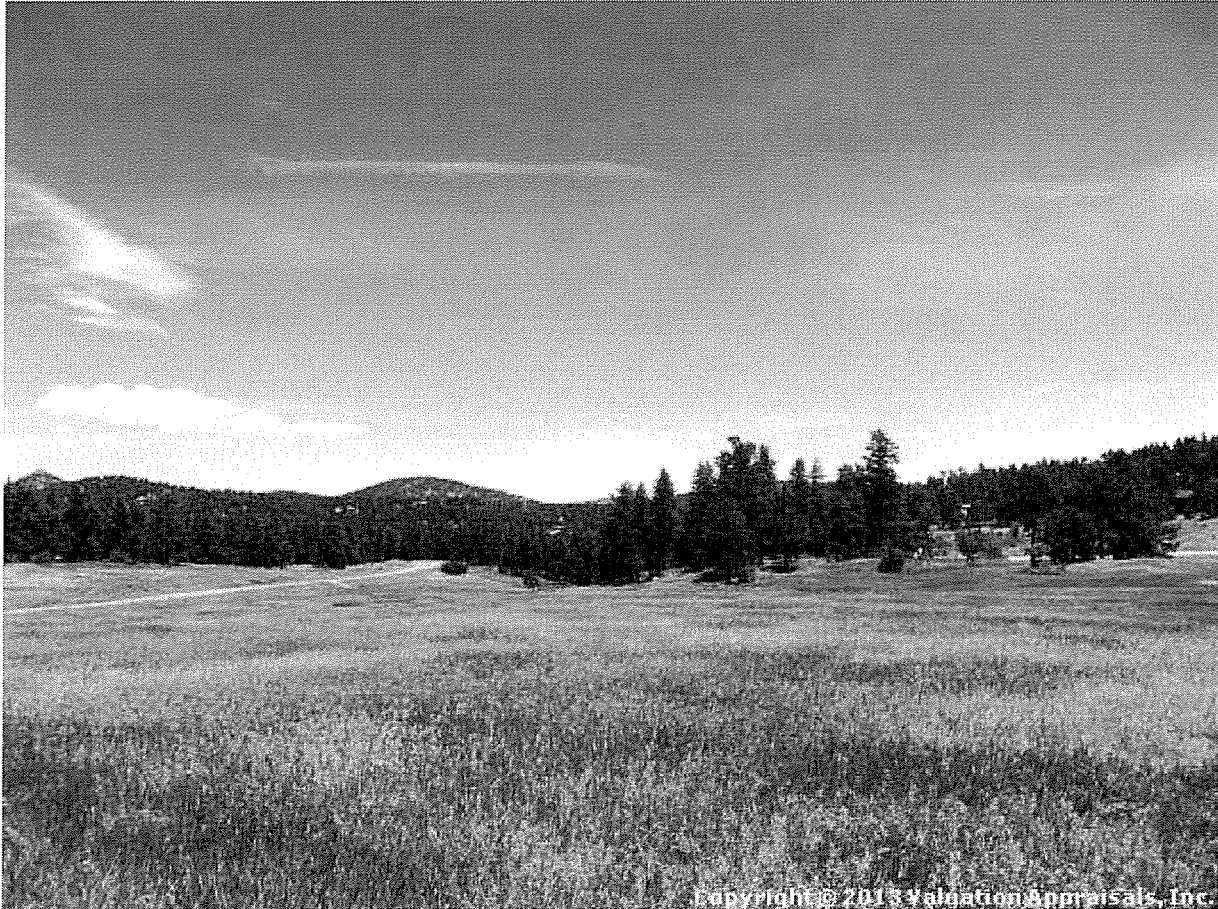
Real Estate Development

Elk Creek Properties, LLC

Ronald Lewis Partner

Real Estate Development and trout fishing ponds

AN APPRAISAL OF
**Selected lots in Homestead Filing #6
Morrison CO 80465
(Mailing Address)**



EFFECTIVE DATE OF THE REPORT

June 26, 2013

PREPARED BY

**Valuation Appraisals, Inc
9590 West 14th Avenue
Lakewood, CO 80215
(303) 233-8303
www.valuate.net**

June 30, 2013

Mr. Norm Lewis:

In accordance with your request, I have personally prepared an appraisal on several lots located in Homestead Filing #6.

The purpose of this analysis is to estimate the market value of the fee simple interest in the above referenced improved property.

Estimate of Value without the proposed replatting of Lot 22 or Lot 23

Size	# of lots	Value Estimate with paid taps	Value Estimate without paid taps
Approx 2 acres each	5	\$125,000 each = \$625,000	\$105,000 each = \$525,000
Approx 2 acres each	6	\$110,000 each = \$660,000	\$90,000 each = \$540,000
Approx 6.1 acres	1	\$195,000	\$175,000
Approx 38 acres	1	\$245,000	\$225,000
SUMMARY		\$1,725,000	\$1,465,000

Estimate of Value assuming an 18-lot replat of Lot 23 and a 3 lot replat of Lot 22

Size	# of lots	Value Estimate with paid taps	Value Estimate without paid taps
Approx 2 acres each	5	\$125,000 each = \$625,000	\$105,000 each = \$525,000
Approx 2 acres each	6	\$110,000 each = \$660,000	\$90,000 each = \$540,000
Approx 6.1 acres as if replatted into 3 individual lots	3	\$125,000 each = \$375,000	\$105,000 each = \$315,000
Approx 38 acres of lot 23 replatted into 18 lots	18	\$110,000 each = \$1,980,000	\$90,000 each = \$1,620,000
SUMMARY		\$3,640,000	\$3,000,000

Four separate and distinct values are shown above.

The first table shows my estimate of market value as the lots are currently subdivided with two scenarios. The first is a value of \$1,725,000 and it assumes that there will be a paid water tap fee provided by the seller and the second value estimate of \$1,465,000 shows the value without the paid water tap fee.

The second table shows my value conclusions for the same real property however it assumes that the larger lot 23 with approximately 38 acres will be split into 18 separate lots and that lot

22 will be split into 3 separate sites. The first value of \$3,640,000 assumes that the lots will all be sold with a paid water tap fee and the second value of \$3,000,000 assumes that the water tap fee will not be included in the sales price.

The full report will contain the description, analysis and supporting data for the conclusions, final estimate of value, photographs, limiting conditions and certifications, scope of the appraisal, hypothetical conditions, assumptions and extraordinary assumptions. Please read them carefully because these items explain the methodology of the appraisal report, assumptions and conditions upon which the value is based. If you do not agree with any statements, assumptions, or conditions contained in this report or have any questions about any aspect of the report, its conclusion or the methodology used, please contact me immediately.

Respectfully submitted,



Nathan Medvidofsky, CG1313455, SRA
Colorado Certified General Appraiser

SCOPE OF THE APPRAISAL

The Scope of this analysis included the following elements of research and analysis:

The value opinions developed are as of June 26, 2013. Based on a discussion with you before the engagement of the assignment, it was determined that you are the **Intended User** of the results of the assignment along with the bankruptcy court and the **Intended Use** of the report is for a potential legal decision. The appraisal estimates the defined market value of the Fee Simple Estate of the real property.

Value Type and Definition: Market Value

(Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42) as utilized in this analysis is defined as:

"The most probable price a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in the definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby":

1. *Buyer and seller are typically motivated;*
2. *Both parties are well informed or well advised, and each is acting in what he considers his own best interests;*
3. *A reasonable time is allowed for exposure in the open market;*
4. *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;*
5. *The price represents the normal consideration of the property sold unaffected by special or creative financing or sales concessions granted by anyone associates with the sale.*

Extent to which the property is identified:

Site Address: Most of the individual site addresses have been assigned by the county, table follows showing each site.

Current Use: Vacant Land. A cursory examination of zoning was made. A detailed analysis of each individual aspect of zoning is beyond the scope of this report. See Extraordinary Assumptions. It appears that most of the lots are zoned for residential development.

Scope of Communication: The analysis and development and conclusions of value are reported in a **Summary** format in conformity with SR2-2b. The level of content is sufficient for the client to understand and follow the valuation process.

Specific data search: The initial geographic extent of the search for general real estate market information included the foothill areas of Jefferson County centering on the Evergreen/Conifer/Pine areas, including the supply of listings, and demand for sales, of the subject type. The extent of the search for market comparable properties considered in the analysis included market activity for properties, which were judged to be

appropriate, substitute properties (comparables) situated in competitive property type sub-markets.

Comparable property data sources included Valuation Appraisal, Inc's files and computer records, Board of Realtors Multiple Listing Service and Colorado Comps, signs indicating comparable properties for sale, and where possible, interviews with buyer and sellers or their agents. These third party sources are assumed to be reliable but are not guaranteed.

Extent to which tangible property is inspected: The subject properties were inspected on-site June 26, 2013.

Type and extent of analysis applied: See final reconciliation in this report for details.

Extraordinary Assumptions and Hypothetical Conditions:

General assumptions are covered in the attached "Statement of Limiting Conditions"

This appraisal report has been made with the following extraordinary assumptions:

It is assumed that the subject is in compliance with applicable zoning use regulations and restrictions, unless otherwise state. A cursory examination of zoning was made. A detailed analysis of each individual aspect of zoning is not made

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that there is full compliance with all applicable Federal, State and Local Governmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, regulations and restrictions or other legislative or administrative authority from any Local, State or National Government or private entity or organization have been complied with or can be obtained or renewed for any use on which the value estimate contained in this report is based.

If these extraordinary assumptions are inaccurate, the value conclusion contained in this report may be invalid.

This appraisal report has been made with the following hypothetical conditions:

For the scenario in this report that shows lot 23 being divided into 18 separate lots, it is assumed that any needed, access roads will be developed that are up to current legal entity approvals and that will provide legal, continual, year-round access to each lot and that the necessary access easements will be obtained or are already in place.

This appraisal report has been made with the following jurisdictional exceptions: No jurisdictional exceptions are utilized in the valuation of the subject property. **Also see the Assumptions and Limiting Conditions section.**

SUBJECT PROPERTY

Sales/Listing History: Please see the following table that shows current listing history. No other prior transfers in the previous three years were found.

Prop Rights Appraised: Fee Simple

Census Tract: 120.32

Address	County #	Lot #	Size - sf	Acres	Site Details
7727 Settlers Dr	440529	6	87,659	2.012	Drainage easement and private access drive. Listed in MLS for \$155,000
7840 Homesteader	440532	9	88,716	2.037	Road wraps around the site. Listed in MLS for \$165,000
7807 Settlers	440533	10	88,386	2.029	Slopes up from the road-seasonal stream
8010 Homesteader	440541	18	87,257	2.003	Slopes down away from road. Listed in MLS for \$155,000
8050 Homesteader	440542	19	87,288	2.004	Mostly level at the road. Listed in MLS for \$169,000
8090 Homesteader	440544	21	87,179	2.001	Lies between Homesteader and Settlers Drive. Listed in MLS for \$175,000
8006 Settlers	440549	24	87,124	2.000	Heavily treed. Listed in MLS for \$175,000
7956 Settlers	440550	25	90,125	2.069	Slopes down away from road Drainage easement. Listed in MLS for \$175,000
7896 Settlers	440552	27	90,959	2.088	Level at street and slopes away. Listed in MLS for \$175,000
7846 Settlers	440553	28	89,184	2.047	Level at street. Listed in MLS for \$175,000
7876 Settlers	440554	29	90,888	2.087	Level at street. Listed in MLS for \$175,000
8117 Settlers	440545	22	267,197	6.134	Frontage on both Settlers and Homesteader Drives
N/A	440548	23	1,654,625	37.99	Runs along 285 and has water collection galley, potential to be subdivided into multiple sites

7727 Settlers Drive



7840 Homesteader



7807 Settlers Drive



Valuation Appraisals, Inc.

8010 Homesteader



Valuation Appraisals, Inc.

8050 Homesteader



8090 Homesteader



8006 Settlers



7956 Settlers



7896 Settlers



7846 Settlers



7876 Settlers



8117 Settlers



Schedule # 440548



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Land Sales				
Address/ID #	Date of Sale	Lot Size	Price	Details
7782 Elk Path Way	12/13/2012	2.09 Ac	\$125,000	Included \$20,000 water tap
7742 Elk Path Way	10/18/2012	2.02 Ac	\$125,000	Included \$20,000 water tap
7896 Settlers Drive	2/2/13 offer	2.09 Ac	\$90,000	One of the lots being appraised in this report. Did not include the \$20,000 tap fee inclusion.
6957 Everest Ln	8/28/2012	4.47 Ac	\$150,000	Treed lot, limited views
0 Homesteader Drive	Active Listing	64.12 Ac	\$848,000	Wooded with rock out croppings

Comps #1, #2, and #3 are all located within the Homestead Subdivision and offer the best insight into the market value for the 2 acre sites. There are few sales available within a five mile radius of the subject property. The sale at 6957 Everest Lane seems to show there is limited mark up for an additional two acres.

The two sales on Elk Path Way are lots with very gentle slope and are relatively easy lots upon which to build. Some of the lots appraised in this subdivision are a little less desirable such as the one at 7896 Settlers Drive which shows as a comp in the table above however when the \$20,000 tap premium is added back to the \$90,000 offer price¹, it becomes \$110,000 as compared to the \$125,000 sales prices of the lots on Elk Path Way suggesting that there is a \$15,000 premium for lots that are easier upon which to build. It appears that of the 11 2-acre sites, five of the lots should be valued at \$125,000 each which includes the water tap or \$105,000 without the tap fee being paid. Six of the sites would be valued at \$110,000 each with the paid water tap fee included or \$90,000 without the paid tap fee.

For lot 22, with 6.134 acres, the value is estimated at \$175,000 without a paid water tap or \$195,000 with the paid tap fee.

Lot 23 is the larger site with 37.99 acres. It could easily be developed as a single building site and comparables from further down the Highway 285 corridor indicate a likely sales price of \$225,000 without a paid water tap fee or \$245,000 with it. However, it must be noted that the highest and best use for this site would be to re-plat this site. Norm Lewis, president of Buffalo Park Development provided a conceptual plat showing

¹ It is possible that the \$90,000 offer price would have been countered at a higher price. This report assumes that it would have not. I also assume the reason the offer was not accepted was not any reason related to the property or the buyer but rather in getting the underlying lien released to allow the sale to occur.

how this lot could be developed into 18 separate sites and also, how lot 22 could be split into 3 sites.

There are costs and time issues associated with successful completion of a re-subdivision and these are anticipated to be in the range of 35% of the ultimate sales prices. This estimate of 35% assumes costs of surveys, establishing legal descriptions, the time delay required to obtain the subdivision as well as the profit associated with the risk taken to go through this process. These possible costs and discounts are not shown in the table of value estimates.

No readily apparent adverse environmental conditions were observed during the normal course of the property inspection and it is assumed none exist. If any adverse environmental conditions are discovered, the appraiser should be notified, as the value estimate will likely require modification.

Absorption and Marketing/Exposure Time

Parameters selected for the following table were a five-mile radius around 7807 Settlers Drive for land with 1 to 100 acres active, under contract, or sold within the prior 18 months. The median marketing time is 212 days for the sales however there are currently 67 active listings and they show a median marketing time of 208 days.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current-3 Months
Total # of Comparable Sales (Settled)	7	2	3
Absorption Rate (Total Sales/Month)	1.17	0.67	1.00
Total # of Comparable Active Listings			67
Months of Housing Supply (Total Listings/Ab.Rate)			67
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$80,000	\$205,000	\$425,000
Median Comparable Sales Days on Market	74	194	1420
Median Comparable List Price			\$200,000
Median Comparable Listings Days on Market			208
Median Sale Price as % of Listing Price	100.00 %	81.35 %	72.03 %

Another search for larger parcel further south on the Hwy 285 corridor shows that marketing time in the 0 to 3 month period has dropped to 240 days.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current-3 Months
Total # of Comparable Sales (Settled)	6	4	5
Absorption Rate (Total Sales/Month)	1.00	1.33	1.67
Total # of Comparable Active Listings			62
Months of Housing Supply (Total Listings/Ab.Rate)			37.2
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$152,500	\$127,500	\$125,000
Median Comparable Sales Days on Market	648	579	240
Median Comparable List Price			\$157,000
Median Comparable Listings Days on Market			434
Median Sale Price as % of Listing Price	91.32 %	96.23 %	96.15 %

Additionally, 62 active listings were found in this category ranging from \$35,000 to \$2,880,000. Also, 6 lots that were under contract were reported ranging from \$105,000 to \$1,000,000. Although the grid shows 37.2 months of housing supply, the lots that actually sell showed only 240 days (median) on the market. This difference is due to realistic pricing. If the lots are priced competitively, in this market they sell in 240 days. Another possible reason for longer marketing times in prior periods could be due to seasonal differences.

The comparables and the absorption analyses shows that the marketing time for these comps could be close to one year however if all the sites are put on the market at one time marketing could extend beyond a one year time period at the values concluded in this report.

Exposure Time

An estimate of reasonable exposure time for the subject property was based on the following when possible and appropriate: statistical information about days on the market of similar properties within the market area and information gathered through sales verification.

Exposure time can best be described as that amount of time it would have taken to sell the subject properties at the appraised value if the sale had occurred on the effective date of this report. It is different from marketing time, which is the amount of time it might take to sell the property if it was put on the market on the effective date of this report. Due to improving market conditions, the exposure time is estimated to have been longer than the marketing time estimates shown above.

HIGHEST AND BEST USE

Highest and Best Use is that use which, at the time of the appraisal, will produce the greatest net value to the land over a given period of time. It is defined as follows:

The reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. (The Appraisal of Real Estate, 11th edition.)

This analysis is an integral part of the appraisal process. The Highest and Best Use of the given property must satisfy the four following criteria:

- 1. Physically Possible**
- 2. Legally Permissible**
- 3. Financially Feasible**
- 4. Maximally Productive**

Physically Possible: Based on the subjects' site sizes and the area profile, the most appropriate use would be for its planned use as residential home sites.

Legally Permissible: Based on a cursory examination of the current zoning regulations (see addenda), as well as it's surrounding use, residential use satisfies the first and second criteria of Highest and Best Use. A detailed analysis of each individual aspect of zoning is beyond the scope of this report.

Financially Feasible:

Market conditions are currently slow for sales of vacant sites however the market for lots in the area that are priced competitively shows a marketing time of 99 days. Based on these considerations, the proposed use of this property satisfies the third criteria of Highest and Best Use.

Maximal Productivity: The fourth criteria, addresses which of the financially feasible uses generates the greatest value. While other uses may be allowed, the current use is determined to be "maximally productive." Additionally, the site size and zoning would tend to dictate that other more intense uses would not be probable.

Based on the data collected for this assignment, the conclusion of Highest and Best Use of the subject property is its proposed residential use.

APPROACHES TO VALUE

Typically in the analysis of Market Value, three distinct techniques of valuation are considered: The **Cost Approach**, the **Direct Sales Comparison Approach** and the **Income Approach**. In the analysis of the subject property, all three techniques have been given initial consideration. The valuation techniques are discussed and illustrated in the sections, which follow, and summarized in the Reconciliation and Final Valuation section of the appraisal report.

Cost Approach

The Cost Approach is an analysis of land sales coupled with an analysis of the depreciated replacement or reproduction cost new of the improvements. Since this appraisal addresses vacant land, the cost approach is not applicable however the costs associated with road construction will be addressed in this report.

Sales Comparison Approach

The Direct Sales Comparison Approach to value is typically based on an analysis of similar properties that have sold on the open market in recent years. Inherent in this procedure is the analysis of similar properties that would directly compete with the subject property in the current market had the subject property been available for sale at the time. Therefore, the direct sales comparison approach is based on the **Principle of Substitution**, which suggests that a prudent, well informed purchaser would pay no more for a particular property than the cost of a similar substitute property, all else considered equal.

In the analysis of vacant residential land, feature differences are compared, which are not typically subject to income capitalization. The direct sales comparison approach is felt to provide the strongest method of valuation because it directly reflects the market's perception of value and the risk associated with acquisition (risk is measured in sales price by the market's willingness to pay premiums or demand discounts).

The initial sale search for this analysis included sales of vacant residential lots throughout the area within a 5-mile radius of the subject property. The result of this search are discussed in the Marketing and Exposure time of this report. The search was later expanded throughout all the mountain area of Jefferson County. The best of the sales found are shown in the grid above.

Analysis of Market Data

Real Property Rights Conveyed: All of the comparables are believed to have sold in fee simple interest and no adjustments are indicated.

Financing Terms: All of the sales were indicated to be cash, conventional or terms closely comparable there to and no adjustments are indicated.

Condition of Sale: All of the comparables are believed to be arms-length transactions and no adjustments are indicated.

Comparables: All are lots within the subjects marketing area and represent data generally similar to the subject sites.

Hypothetical conditions and extraordinary assumptions as well as general conditions and assumptions may apply to the value conclusions and are stated within this report.

Income Approach

The Income Approach to value is based on an analysis of potential net income capitalized into an indication of present value. This method is called "direct capitalization." Like the other two approaches, this approach is also based on the "Principle of Substitution." This approach measures the price to acquire a substitute property that produces an income stream of similar risk as the subject. Due to the subject being vacant residential lots, The Income Approach does not apply. Income generated by the subject lots is reflected in the Sales Comparison Approach.

RECONCILIATION AND FINAL VALUE ESTIMATE

In estimating a reasonable Market Value for the subject, the Cost, Direct Sales Comparison, and Income Approaches were considered and each of them were developed.

The Cost Approach The cost approach, while considered, is not relevant for this analysis since these are vacant sites.

The Direct Sales Comparison Approach is felt to be the most appropriate method of value estimation for the subject property. The volume and quality of the available sales data is adequate for the development of a reasonably tight value range from which a single point value estimate could be reconciled. The units of comparison developed reflect those that a typical purchaser understands and typically utilizes.

The Income Approach was not separately developed as the subject is made up of vacant residential lots.

Certification:

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 present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

The appraiser has performed services regarding the subject property within the past three years.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

Prior services have been performed on this property in the prior three years by this appraiser.

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 the appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

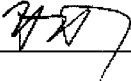
Valuation Appraisals, Inc. 172535

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The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Nathan Medvidofsky made a personal inspection of the subject property on June 26, 2013.

As of the date of this report, Nathan Medvidofsky has completed the continuing education program of the Appraisal Institute.

Signature of Appraiser:  _____

Date: June 30 2013

Appraiser Name: Nathan Medvidofsky, SRA

License/Certification #CG1313455 CO Certified General Appraiser

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the subject property and comparable sales is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated. Legal investigation as to clouds on title and marketability are not part of this appraisal assignment.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, however, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property, and should not be considered as surveys. The Americans with Disability Act (ADA) became effective July 26, 1992. The appraiser has not made a compliance survey/analysis of this property to determine ADA compliance.
6. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described in that there is no encroachment or trespass unless noted in this report.
7. The values reported are based upon the condition of the national economy, purchasing power of the dollar and the financing rates as of the date of the value estimate.
8. It is assumed that the site or improvements do not have: structure(s) built over a

landfill; presence of friable asbestos or substantial amounts of non-friable asbestos that can't be safely encapsulated or removed; urea-formaldehyde foam; groundwater or soil contamination or existence of high-risk neighbors with evidence of contaminated spills; polychlorinated biphenyl contamination; high radon levels; or material violations of applicable local, state, or federal environmental or public health laws.

9. Nothing in this report should be deemed a certification or guaranty as to the structural and/or mechanical soundness of the building(s), any other improvement, and the systems that relate to the functions and operations of the subject property. Rather, the appraisal assumes that all functions and operations are satisfactory and consistent with the age of the property unless otherwise noted.

10. The original or digital signature(s) of the appraiser(s) is applied to all original reports and copies, including electronic copies. If this report does not have such a signature, it should be presumed not to be an authorized copy and Valuation Appraisals Inc. should be contacted.

This appraisal report has been made with the following limiting conditions:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any other purpose by any other person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with the proper written qualification and only in its entirety. Acceptance of, and/or any use of, this report by the client or any third party, constitutes acceptance of all limiting conditions and assumptions noted in this report.
3. The appraiser herein, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of this report (especially any conclusions as to value, the identity of the appraiser, or the firm which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without the prior written consent and approval of the appraiser. Client and any third party users agree that this appraisal consists of "trade secrets and commercial or financial information" which is privileged and confidential and exempt from disclosure under 5 U.S.C. 522(b)(4).
5. The appraiser, by rendering this report is not offering legal advice or conclusions of law. The client is advised that legal matters concerning the property may have a direct bearing on its value. If such matters are different from those presumed by the appraiser and set forth herein, the value conclusion contained in this report may be invalid.

6. The analyses and statements contained herein are statements of opinion only and do not necessarily represent the only analysis or indication of value that might be obtained on the property interest appraised. Value opinions of qualified appraisers differ. No warranty, express or implied, is made by the appraiser indicating that his opinion will represent the only opinion of dollar value that might be obtained by the client as of the date of the valuation.

7. Valuation Appraisals, Inc and the appraiser(s) by reason of this appraisal agreement limits liability not to exceed the total amount of the appraisal fee collected herewith. Any use of the appraisal by anyone for any purpose constitutes acceptance and agreement to pay balance of appraisal fee due. There is no liability, accountability or obligation to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussion. The appraisers are in no way to be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property, physically, financially and/or legally.

8. Only a visual surface inspection of the property appraised was made by the appraiser. The appraiser assumes no liability for damages or losses sustained by the client for latent or patent defects existing on, below or above the property that may not be readily ascertainable by such visual surface inspection. Appraisers shall not be held liable for any potential costs associated with obtaining reports for past, present or future defects which may be found.

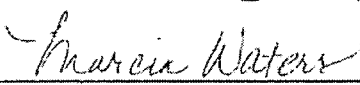
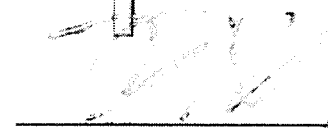
9. The appraiser does not have expertise in identifying hazardous materials including but not limited to: friable and non-friable asbestos; soil or ground water contamination; mold; polychlorinated biphenyl contamination; radon levels; or landfill composition. We recommend buyer, lenders or other parties investigate the possible presence of these and other hazardous materials. The appraisers reserve the right to revise or amend valuations, opinions, and conclusions if reports subsequent to the appraisal become known. The appraisers are not liable for such costs incurred in either obtaining the hazardous material reports or amending the appraisal report.

10. Any furnishings and equipment, unless specifically indicated in the report, have not been considered in the valuation, only the real estate has been considered. No personal property has been included in the estimate of market value.

11. On all appraisals subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements as stated in a workmanlike manner.

ADDENDA

Appraiser License

STATE OF COLORADO		
Department of Regulatory Agencies Division of Real Estate		
Active	PRINTED ON SECURE PAPER	
Cert Gen Appraiser		
1313455	Jan 1 2013	Dec 31 2015
Number	Issue Date	Expires
NATHAN MEDVIDOFSKY LAKEWOOD, CO 80215		
COPY		
		
Program Administrator	Licensee Signature	

Nathan H. Medvidofsky

NHM@valuate.net

Valuation Appraisals, Inc.
9590 W. 14th Avenue
Lakewood, CO 80215

Phone: (303) 233-8303

Fax: (303) 233-8220

Professional Experience

- Valuation Appraisals, Inc., 1980-Present, CEO
- Managing partner of Colorado Comps, 2005 - present
- Prior appraisal course instructor, University of Colorado-Boulder, Center for Professional Education
- Certified General Appraiser, Colorado, CG01313455, Expires 12/31/12
- Licensed Real Estate Broker, Colorado, ER00335231, Expires 10/26/13
- FHA/VA Approved for Single family

Related Experience

Expert Appraisal Witness

- 2011 – Adams County District Court – 2010CV397 – Cherry Crk Mortgage V. Gary Thompson & GT Realty Services – Deposition
- 2011 - Denver District Court-11DR236 Kazazian v Stackpool-Trial
- 2010 – U.S. Bankruptcy Court – 09-37481-HRT Compass Bank v. Cook-Trial
- 2010 – Denver County District Ct – 2008 CV 6610 Pfeifer v. James RE Services-Dep
- 2009 – U.S. Bankruptcy Court – 09-14935-HRT Premier v. Helman Group-Trial
- 2009 – Jefferson County Assessor Board of Appeals – Faulkner – Tax protest-Hearing
- 2008 – Jefferson County, Division 1, Lewis v. Glenelk, 08 CV 4270, Condemnation Appraisal-Trial
- 2007 – Jefferson County Court #06-DR1067-Divorce – Kempf, 5382 S. Cedar Street, Littleton
- 2005 – Adams County Tax Protest – Pappadopoulos, 6540 E. 63rd Place, Commerce City-Hearing
- 2005 – Jefferson County Court #2004 CV-001312 Ore V. Thompson, 11351 W. Parkhill Drive
- 2005 – Arapahoe County Court # 04 DR 6 – Tracy/Powell, 650 E. Phillips Drive
- 2001 – Denver District Court # 99 DR 3362 – Lehman/Cohen, 2750 E. Bates Avenue
- 1998 – Denver District Court # 95 DR 3616 – Ehlers, 3116 Zenobia Street
- 1990 – Summit County
- 1982,1989 – Adams County Court
- 1986,1989-1990 – Arapahoe County District Court
- 1989-1990 – U.S. Bankruptcy Court
- 1988 – Arapahoe County Real Estate Assessment Arbitration

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Affiliations/Designations

- SRA – Appraisal Institute
- 2010-2011 - Colorado Coalition of Appraisers, Treasurer
- 2008-2011 – Colorado Board of Real Estate Appraisers, task member of the educational review committee
- 2009-2011 – Colorado Board of Real Estate Appraisers, task member of the experience upgrade review committee
- 2005-2007 and 2010 - 2011 – Northern Colorado Association of Real Estate Appraisers, Founding Director
- 1980-Present – Associate Member of the Board of Realtors
- Colorado Real Estate Broker, #ER00335231
- HUD Appraiser, #4043; VA Appraiser, #1368
- 1991-1994 – Appraisal Institute, Asst Regional Member, Region 2, Intntl Review & Counseling Board
- 1986-1991 – Member of the Denver Chapter of the Society of Real Estate Appraisers
- 1988-1991 – Chairman of the Professional Practice Committee, SREA

Related Educational Background

USPAP Update class – 1994, 1995, 1997, 2000, 2003, 2005, 2006, 2008, 2010, 2011

2011 – Navigating the Complexities of the Marshall & Swift Residential Cost Handbook, NCAREA, 2 Hours

2011 – Innovation in Valuation, NCAREA, 2 Hours

2011 – Conservation Easement Appraiser Update Course, DORA, 8 Hours

2011 – Real Estate Commission Approved Contracts and Forms, CO Real Estate Commission, 2 Hours

2010 – Update on Enforcement Issues, The Appraisal Subcommittee (ASC) Audit, and Other Matters of Interest to Appraisers, NCAREA, 2 Hours

2010 – Appraisal Litigation: Specialized Topics & Applications, AI, 16 hours

2009 – PrimeAccess Search – MetroList, 2 hours

2009 – The Appraiser as an Expert Witness, AI, 24 hours

2009 – Implementing the New FNMA Form 1004 MC, 2 hours

2009 – Home Valuation Code of Conduct, 2 hours

2009 – The FHA Appraisal, 4 hours

2009 – New Residential Market Conditions Forms, AI, 3 hours

2009 – Condemnation Appraising: Principles & Applications, AI, 22 hours

2008 – Introduction to Colorado Comps Database

2008 – Guidelines for Factory-Built Homes

2008 – Residential Report Writing and Case Studies, AI

2008 – PrimeAccess Search - MetroList

2007 – Business Practice and Ethics, AI

2006 – HUD-FHA Update

2005 – Understanding and Using the New FNMA Forms

2005 – Property Standards and Policy Update

2005 – Effectively Communicating the Appraisal Using Revised Appraisal Forms

2005 – Income Capitalization

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2003 – Advanced Law II, Colorado Association of Realtors
2003 – Selling Contracts and Brokerage Relationships
2003 – Listing Contracts and Brokerage Relationships
Annual Real Estate Commission Update – 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010
2003 – Clauses for Winners
2003 – Residential Investments and Taxation
2003 – Commission Approved Forms 2003
2001 – Sales Contracts
2001 – Residential Property Management
2001 – Managing the Real Estate Office
2000 – Serving the Client: Use of the Streamlined Appraisal
1998 – License Renewal Class – R.E. Broker
1998 – FHA Residential Update
1998 – Basic Appraisal Principles & Procedures
1998 – Residential Case Study
1997 – Lead Abatement for Inspectors
1997 – Manufactured Homes, FHA Seminar
1996 – Verbal Communication Skills Seminar
1996 – The Future of Appraising
1995 – “B & C Lending - What is it?”
1995 – Computer Modeling of Property Values
1995 – Commercial Lender Panel
1995 – Conducts, Securitization, & Wall Street Investments
1995 – Insurance Company Loans
1995 – Developer Financing
1994 – Persuasive Style on Narrative Appraisal Reports
1994 – Ad Valorem Tax Valuation of Real Estate
1994 – Commercial Sales Analysis
1993 – The New URAR Form
1993 – Real Estate Contract & Closing, Problems/ Solutions
1992 – American Disabilities Act
1992 – Colorado 8-Hour Continuing Education, Real Estate Prep. Inc.
1991 – Ethics & Counseling Training Sessions
1991 – Standards of Professional Practice A & B
1991 – Appraisal Regulations
1990 – Ethics & Professional Practices
1989 – Property Management
1989 – FNMA/FHLMC Panel
1989 – Hazardous Materials
1989 – Colorado Law and Contract
1989 – Advance Appraiser Techniques in Employee Relocation
1988 – Six Educational Seminars, Chapter 9

1988 – Appraiser’s Legal Liabilities
1987 – Professional Practice Seminar
1985 – SRA Designation Awarded
1984 – Advanced Report Writing
1984 – Demonstration Appraisal, 1984 – Course 101 & 102
1974 – Course 201, 1972 – Course 101

BPDC - CCB Plan

ADDRESS	SUBDIVSN	ACRES	Current		Sales in Year				
			Taxes Due		1	2	3	4	5
					Expenses	Expenses	Expenses	Expenses	Expenses
Shaffers									
\$525,000									
Tract 1	Shaffers	35	\$ 161.92	\$250,000	\$25,000				
Tract 2	Shaffers	35	\$ 132.04		\$250,000	\$25,000			
Tract 3	Shaffers	35	\$ 130.58			\$25,000			
\$140,000									
Glanzman Land		38	\$ 15,254.06						
Bear Mtn.									
\$225,000									
26051 Fern Gulch Rd Trac	BEAR MTN	3.96	\$ 12,539.88						
26011 Fern Gulch Rd 101	BEAR MTN	4.44	\$ 13,815.40						
\$695,000									
Bear Mtn Meadow, Lot 1	BEAR MTN	8.54	\$ 20,421.54						
Bear Mtn Meadow, Lot 2	BEAR MTN	7.5	\$ 19,543.64	\$225,000	\$120,000	\$40,000			
Bear Mtn Meadow, Lot 3	BEAR MTN	7.03	\$ 19,368.04		\$225,000	\$40,000			
Bear Mtn Meadow, Lot 4	BEAR MTN	10.24	\$ 22,774.04			\$225,000	\$40,000		
\$82,107.26									
Homestead									
\$105,000									
21294 Colonist Way	HMSTD	2.06	\$ 6,959						
\$1300,000									
Lot 3 Ault Lane	HMSTD	3.15	\$ 8,888						
8623 Ault Lane L 4	HMSTD	1.79	\$ 806						
Lot 9 Creek Trail	HMSTD	2.04	\$ 928						
filing 7, lot 3	HMSTD	2.2	\$ 8,008	\$135,000	\$45,950				
filing 7, lot 4	HMSTD	2.05	\$ 8,008						
filing 7, lot 8	HMSTD	2.87	\$ 8,008						
filing 7, lot 9	HMSTD	2.81	\$ 5,730						
Filing 8, lot 1	HMSTD	2.4	\$ 2,469						
filing 8, lot 2	HMSTD	3.7	\$ 2,697						
filing 8, lot 3	HMSTD	3.3	\$ 2,370						
filing 8, lot 4	HMSTD	2.2	\$ 2,199						
filing 8, lot 5	HMSTD	2.1	\$ 2,270	\$135,000	\$77,950				
filing 8, lot 6	HMSTD	2.4	\$ 2,195	\$150,000	\$50,750				
filing 8, lot 7	HMSTD	2.4	\$ 2,120						
filing 8, lot 8	HMSTD	2.2	\$ 2,207			\$110,000	\$34,200		
filing 8, lot 9	HMSTD	2.5	\$ 2,081			\$110,000	\$34,200		
filing 8, lot 10	HMSTD	2.1	\$ 2,132			\$110,000	\$34,200		
filing 8, lot 11	HMSTD	2.2	\$ 2,094					\$110,000	\$35,000
filing 8, lot 12	HMSTD	2	\$ 2,089					\$110,000	\$35,000
filing 8, lot 13	HMSTD	2	\$ 3,769					\$110,000	\$35,000
filing 8, lot 14	HMSTD	2.1	\$ 3,769					\$110,000	\$35,000
filing 8, lot 15	HMSTD	2	\$ 3,742			\$140,000	\$39,200		
filing 8, lot 16	HMSTD	2.2	\$ 3,742			\$140,000	\$39,200		
filing 8, lot 17	HMSTD	2.1	\$ 3,769			\$140,000	\$39,200		
filing 8, lot 18	HMSTD	2	\$ 3,769			\$140,000	\$39,200		
filing 8, lot 19	HMSTD	2	\$ 3,742			\$140,000	\$39,200		
7764 CINCH COURT (F3P)	HMSTD	2.079 acre	\$ 3,514		\$110,000			\$140,000	\$35,000

BPDC - CCB Plan

ADDRESS	SUBDIVSN	ACRES	Taxes Due	1	2	3	4	5	Expenses
7734 CINCH COURT (F3P)	HMSTD	2.16 acre	\$ 3,514		\$110,000				
7694 CINCH COURT (F3P)	HMSTD	2.18 acre	\$ 3,514		\$110,000				
7654 CINCH COURT (F3P)	HMSTD	2.768 acre	\$ 3,514		\$110,000	\$193,000			
7665 CINCH COURT F3P1	HMSTD	2.419acre	\$ 3,514						
			\$ 118,130	\$ 420,000	\$ 174,650	\$ 440,000	\$ 440,000	\$ 136,800	\$ 560,000
			\$ 7,933.48		\$195,000	\$12,750			
Tract 1, Chute Rd	BLDR CTY	38.76	\$ 7,933.48		\$195,000				
Tract 2, Chute Rd	BLDR CTY	37.55			\$195,000				
Tract 3, Chute Rd	BLDR CTY	36.32			\$195,000				
Tract 4, Valley View Dr	BLDR CTY	35.36			\$195,000				
Tract 5, Chute Rd	BLDR CTY	36.25	\$ 910.36		\$195,000				
			\$ 8,843.84						
			\$ 12,213.04	\$50,000					
29654 Meadow Spur	CRAG	21,635 SF	\$ 12,213.04	\$50,000					
29653 Meadow Spur	CRAG	21,635 SF		\$50,000					
7142 Lynx Lair	CRAG	21,635 SF		\$50,000					
7132 Lynx Lair	CRAG	21,635 SF		\$50,000					
7122 Lynx Lair	CRAG	21,635 SF		\$50,000	\$120,150				
7112 Lynx Lair	CRAG	21,635 SF		\$50,000					
29649 Meadow Spur	CRAG	48,287 SF		\$50,000					
7151 Lynx Lair	CRAG	35,963 SF		\$50,000					
7141 Lynx Lair	CRAG	35,963 SF		\$50,000					
7111 Lynx Lair	CRAG	35,963 SF		\$50,000					
29704 Meadow Spur	CRAG	24,144 SF		\$50,000	\$120,150				
29764 Meadow Spur	CRAG	21,635 SF		\$50,000					
29774 Meadow Spur	CRAG	21,635 SF		\$50,000					
Lots 1, 2 & 3	SPRUCEDALE	21,780 SF	\$ 6,744.04	\$50,000	\$120,150				
Lots 3 - 8	SPRUCEDALE	43,560 SF		\$50,000					
Lots 17 - 19, 31 & 32	SPRUCEDALE	36,300 SF		\$50,000			\$50,000		
Lots 20 - 22	SPRUCEDALE	21,780 SF		\$50,000			\$50,000		
Lots 23, 25 - 27	SPRUCEDALE	29,040 SF		\$50,000			\$50,000		
Lots 28 - 30	SPRUCEDALE	21,780 SF		\$50,000			\$50,000		
Lots 33b, 34b, 39 - 40	SPRUCEDALE	21,780 SF		\$50,000			\$50,000	\$120,150	
Lots 41 - 43	SPRUCEDALE	21,780 SF		\$50,000			\$50,000		
Lots 44 - 46	SPRUCEDALE	21,780 SF		\$50,000			\$50,000		
Lots 47 - 52	SPRUCEDALE	43,560 SF		\$50,000			\$50,000		
Lots 53 - 58	SPRUCEDALE	43,560 SF		\$50,000			\$50,000		
Lots 37a, 38, 59 & 60	SPRUCEDALE	25,410 SF		\$50,000			\$50,000		
Lot 11; P3,13	CRAG		\$ 1,256.62						\$120,150
Lot 12 & P4 & 12	CRAG	21,600 SF							
Lot 13; P5,11	CRAG								
Lot 14 & P6, 7, 8 & 9	CRAG	20,700 SF	\$ 239.92						
Lot 28; P10,16	CRAG		\$ 170.62						
Lot 1 & P1,17,18,79,85	CRAG	26,400 SF	\$ 15,222.16						
Lot 2 & P2 & 19	CRAG	21,600 SF	\$ 109.42						
Lot 3 & P3 & 20	CRAG	21,600 SF							
L1,15;P1,6,85,86,91,91	CRAG	48,680 SF	\$ 9,856.96						
L2,16; P2,7	CRAG	40,003 SF							
L3,17; P3,8,17	CRAG	41,775 SF							

BPDC - CCB Plan

ADDRESS	SUBDVSN	ACRES	Taxes Due	1	2	3	4	5	Expenses	Expenses	Expenses	Expenses
L4;18; P4;9,18	CRAG	41,706 SF										
L5;19; P5;10,19	CRAG	40,209 SF										
L8,21,22,23; P13,14	CRAG	76,655 SF										
L20; P11,12,20	CRAG	19,915 SF										
L29; P87,93	CRAG	20,219 SF										
L30; P15,16,92	CRAG	19,930 SF										
L31,32	CRAG	29,095 SF										
L33-35; P21,35,35	CRAG	53,388 SF										
L36-42; P22-28,38,39,42,	CRAG	148,798 SF										
L43; P88	CRAG	18,956 SF										
L44; P29,30	CRAG	18,096 SF										
L45,46	CRAG	30,766 SF										
L47; P31-33	CRAG	21,217 SF										
L48,49	CRAG	31,913 SF										
L50; P36,49,50	CRAG	20,586 SF										
L51; P37,51,52	CRAG	21,134 SF										
L52,53; P53	CRAG	33,019 SF										
L57; P43,44	CRAG	20,164 SF										
L58-59	CRAG	30,697 SF										
L60; P45,46	CRAG	19,426 SF										
L61; P47,48	CRAG	19,424 SF										
L62-63	CRAG	32,176 SF	\$ 9,715.07									
			\$ 55,527.85	\$ 250,000	\$ 120,150	\$ 250,000	\$ 120,150	\$ 250,000	\$ 120,150	\$ 250,000	\$ 120,150	\$ 120,150
Rocky Mtn		\$115,000										
Lot 2, RMBV Amd #2		RMBV amd#1	100,188 SF	\$ 1,487.46								