

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF COLORADO

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|------------------------------|---|-----------------------|
| IN RE: |) | |
| |) | Case No. 16-10897-JGR |
| PYKKONEN CAPITAL, LLC, d/b/a |) | |
| ECHO MOUNTAIN RESORT, d/b/a |) | Chapter 11 |
| FRONT RANGE SKI CLUB |) | |
| |) | |
| Debtor. |) | |

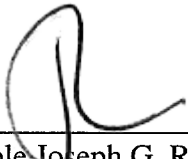
ORDER GRANTING MOTION TO SELL PROPERTY FREE AND CLEAR OF ALL LIENS, CLAIMS, AND ENCUMBRANCES PURSUANT TO 11 U.S.C. § 363(f)

UPON CONSIDERATION of the Debtor’s Motion to Sell Property Free and Clear of Liens, Claims, and Encumbrances Pursuant to 11 U.S.C. § 363 (the “Motion”), and notice having been provided to creditors and parties in interest and no objections having been received, and for good cause shown, pursuant to 11 U.S.C. § 363:

IT IS HEREBY ORDERED THAT:

1. The Motion is GRANTED;
2. The Debtor is authorized to sell substantially all of the Debtor’s real and personal property pursuant to the terms and conditions of the Contract to Buy and Sell Real Estate (Commercial) attached to the Motion as Exhibit A (“Sale Contract”) * The assets are identified in Exhibit B attached hereto.
3. The sale of the Debtor’s real and personal property shall be free and clear of all liens, claims and encumbrances pursuant to 11 U.S.C. § 363(f), such liens, claims, and encumbrances to attach to the proceeds of the sale in their order of priority as determined by applicable law;
4. The Debtor is authorized to pay necessary costs of closing and distribute funds to secured creditors and in accordance with the Sale Contract; **
5. The Purchaser under the Sale Contract is a buyer in good faith and subject to the provisions of 11 U.S.C. § 363(m); and
6. Pursuant to Fed.R.Bankr.P. 6004(h), the fourteen (14) day stay is hereby suspended, and this Order is effective immediately.

Dated: August 17, _____, 2016



 Honorable Joseph G. Rosania, Jr.
 United States Bankruptcy Judge

** Net sale proceeds shall be held by the debtor-in-possession in a segregated account until further order of the Court.

EXHIBIT B

List of Property and Assets

- Land (226 acres).
- Buildings and all improvements on the Land.
- Triple chairlift.
- Snowmaking system.
- Slope lighting.
- Terrain park rails.
- Handle tow lift.
- Magic carpet lift.
- Fire suppression system.
- Snowcats.
- Miscellaneous operations equipment (includes diesel storage tank, rental gear, plow truck, fencing, snow nets, race equipment, slope sound system, signage, etc.).
- Inventory of merchandise.
- Restaurant equipment, furniture, fixtures, furnishings, computer hardware/software, trade fixtures, tools, machinery, supplies, and all other tangible personal property.
- All plans, specifications, blueprints, repair and operating manuals, warranties, guaranties, maintenance records, and other written information relating to any of the Assets or improvements at the Property.
- Water wells.
- Runoff/drainage reservoir.
- Wastewater and potable water systems.
- All vehicles and trailers owned by Seller or used in the Business (collectively, "Vehicles").
- All licenses, certificates, registrations, concessions, permits, consents and approvals which relate to or are used in connection with the operation of the Business.
- Without any warranty of title, all intellectual property that relates to or is used in connection with the operation of the Business, including but not limited to, all trade names, trademarks, service marks, copyrights, operating names and brands that are or have been owned and/or used by the Seller in connection with the Business (including but not limited to, the names "*Echo Mountain*," "*Echo Mountain Resort*," and "*Front Range Ski Club*") and Seller's interests in any and all federal, state and foreign common law rights protecting the same.
- All telephone and fax numbers, all internet domain names, websites (including but not limited to "www.echomountainresort.com") and e-mail addresses.
- Seller's business records relating to the Business, including, but not limited to, lists of suppliers, accounting records, contracts and other records and information necessary or desirable for Buyer to carry on the Business after the Closing Date.
- All promotional, advertising and sales materials related to or used by Seller in the operation of the Business.
- Goodwill of the Business.

- Any assets owned by Nora Pykkonen or any of Seller's affiliates (including but not limited to Echo Mountain Resort, LLC and Front Range Ski Club, LLC) that are used in the Business of Seller.
- All other assets of Seller that relate to or are used in the Business, together with all additions and accretions to the Assets.