

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

In re:

WOODBRIIDGE GROUP OF COMPANIES, LLC, *et al.*,<sup>1</sup>

Debtors.

Chapter 11

Case No. 17-12560 (KJC)

(Jointly Administered)

**Hearing Date:**

**February 21, 2019 at 10:00 a.m. (ET)**

**Objection Deadline:**

**February 13, 2019 at 4:00 p.m. (ET)**

**NOTICE OF MOTION**

TO: (I) THE OFFICE OF THE UNITED STATES TRUSTEE FOR THE DISTRICT OF DELAWARE, (II) COUNSEL TO THE DIP LENDER, (III) COUNSEL FOR THE COMMITTEE, (IV) COUNSEL FOR THE NOTEHOLDER GROUP, (V) COUNSEL FOR THE UNITHOLDER GROUP, (VI) ALL NOTEHOLDERS KNOWN BY THE DEBTORS TO HAVE INTERESTS IN ANY LOAN DOCUMENTS ASSOCIATED WITH THE PROPERTY, (VII) ALL CONTRACTORS AND CONTRACT COUNTERPARTIES KNOWN BY THE DEBTORS TO HAVE BEEN ASSOCIATED WITH THE PROPERTY, (VIII) THE TITLE INSURER, (IX) SOTHEBY'S, (X) THE PURCHASER, AND (XI) ALL PARTIES THAT HAVE REQUESTED NOTICE IN THESE CHAPTER 11 CASES PURSUANT TO LOCAL RULE 2002-1

**PLEASE TAKE NOTICE** that Woodbridge Group of Companies, LLC and its affiliated debtors and debtors in possession in the above-captioned cases (collectively, the "Debtors") have filed the attached *Debtors' Motion for Entry of an Order (I) Authorizing the Sale of 177 W. Diamond A Ranch and Lot D-20 Sweetgrass Road, Carbondale, Colorado Property Owned by the Debtors Free and Clear of Liens, Claims, Encumbrances, and Other Interests; (II) Approving the Related Purchase Agreement; and (III) Granting Related Relief* (the "Motion").

**PLEASE TAKE FURTHER NOTICE** that responses or objections to the Motion must be filed on or before **February 13, 2019 at 4:00 p.m. (ET)** (the "Objection Deadline") with the United States Bankruptcy Court for the District of Delaware, 3rd Floor, 824 North Market Street, Wilmington, Delaware 19801. At the same time, you must serve a copy of any response or

<sup>1</sup> The last four digits of Woodbridge Group of Companies, LLC's federal tax identification number are 3603. The mailing address for Woodbridge Group of Companies, LLC is 14140 Ventura Boulevard #302, Sherman Oaks, California 91423. Due to the large number of debtors in these cases, which are being jointly administered for procedural purposes only, a complete list of the Debtors, the last four digits of their federal tax identification numbers, and their addresses are not provided herein. A complete list of this information may be obtained on the website of the Debtors' noticing and claims agent at [www.gardencitygroup.com/cases/WGC](http://www.gardencitygroup.com/cases/WGC), or by contacting the undersigned counsel for the Debtors.

objection upon the undersigned counsel to the Debtors so as to be received on or before the Objection Deadline.

**PLEASE TAKE FURTHER NOTICE THAT A HEARING ON THE MOTION WILL BE HELD ON FEBRUARY 21, 2019 AT 10:00 A.M. (ET) BEFORE THE HONORABLE KEVIN J. CAREY IN THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF DELAWARE, 824 NORTH MARKET STREET, 5TH FLOOR, COURTROOM NO. 5, WILMINGTON, DELAWARE 19801.**

**PLEASE TAKE FURTHER NOTICE THAT, IF NO OBJECTIONS TO THE MOTION ARE TIMELY FILED, SERVED, AND RECEIVED IN ACCORDANCE WITH THIS NOTICE, THEN THE COURT MAY GRANT THE RELIEF REQUESTED IN THE MOTION WITHOUT FURTHER NOTICE OR A HEARING.**

Dated: January 30, 2019  
Wilmington, Delaware

/s/ Betsy L. Feldman  
YOUNG CONAWAY STARGATT & TAYLOR, LLP  
Sean M. Beach (No. 4070)  
Edmon L. Morton (No. 3856)  
Ian J. Bambrick (No. 5455)  
Betsy L. Feldman (No. 6410)  
Rodney Square, 1000 North King Street  
Wilmington, Delaware 19801  
Tel: (302) 571-6600  
Fax: (302) 571-1253

-and-

KLEE, TUCHIN, BOGDANOFF & STERN LLP  
Kenneth N. Klee (*pro hac vice*)  
Michael L. Tuchin (*pro hac vice*)  
David A. Fidler (*pro hac vice*)  
Jonathan M. Weiss (*pro hac vice*)  
1999 Avenue of the Stars, 39th Floor  
Los Angeles, California 90067

*Counsel to the Debtors and Debtors in Possession*

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

In re:

WOODBRIIDGE GROUP OF COMPANIES, LLC, *et al.*,<sup>1</sup>

Debtors.

Chapter 11

Case No. 17-12560 (KJC)

(Jointly Administered)

**Hearing Date:**

**February 21, 2019 at 10:00 a.m. (ET)**

**Objection Deadline:**

**February 13, 2019 at 4:00 p.m. (ET)**

**DEBTORS' MOTION FOR ENTRY OF AN ORDER (I) AUTHORIZING THE SALE OF 177 W. DIAMOND A RANCH AND LOT D-20 SWEETGRASS ROAD, CARBONDALE, COLORADO PROPERTY OWNED BY THE DEBTORS FREE AND CLEAR OF LIENS, CLAIMS, ENCUMBRANCES, AND OTHER INTERESTS; (II) APPROVING THE RELATED PURCHASE AGREEMENT; AND (III) GRANTING RELATED RELIEF**

Woodbridge Group of Companies, LLC and its affiliated debtors and debtors in possession (collectively, the “Debtors”) in the above-captioned chapter 11 cases (the “Chapter 11 Cases”) hereby move the court (this “Motion”) for entry of an order (the “Sale Order”), substantially in the form attached hereto as Exhibit A, pursuant to sections 105(a) and 363 of title 11 of the United States Code, 11 U.S.C. §§ 101-1532 (the “Bankruptcy Code”), Rule 6004 of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”), and Rule 6004-1 of the Local Rules of Bankruptcy Practice and Procedure of the United States Bankruptcy Court for the District of Delaware (the “Local Rules”) (i) authorizing the sale (the “Sale”) of two parcels of real property owned by the Debtors Dixville Notch Investments, LLC and Black Bass

<sup>1</sup> The last four digits of Woodbridge Group of Companies, LLC’s federal tax identification number are 3603. The mailing address for Woodbridge Group of Companies, LLC is 14140 Ventura Boulevard #302, Sherman Oaks, California 91423. Due to the large number of debtors in these cases, which are being jointly administered for procedural purposes only, a complete list of the Debtors, the last four digits of their federal tax identification numbers, and their addresses are not provided herein. A complete list of this information may be obtained on the website of the Debtors’ noticing and claims agent at [www.gardencitygroup.com/cases/WGC](http://www.gardencitygroup.com/cases/WGC), or by contacting the undersigned counsel for the Debtors.

Investments, LLC (collectively the “Sellers”) located at 177 W. Diamond A Ranch, Carbondale, Colorado, 81623 and Lot D-20 Sweetgrass Road, Carbondale, Colorado 81623 (collectively, the “Land”),<sup>2</sup> together with Sellers’ right, title, and interest in and to the buildings located thereon and any other improvements and fixtures located thereon (collectively, the “Improvements” and together with the Land, the “Real Property”), and any and all of the Sellers’ right, title, and interest in and to the tangible personal property and equipment listed in the Purchase Agreement and remaining on the Real Property as of the date of the closing of the Sale (collectively, the “Personal Property” and, together with the Real Property, the “Property”) on an “as is, where is” basis, free and clear of any and all liens, claims, encumbrances, and other interests to Diego Ormedilla and Carolina Cancelleri (together with any assignee, the “Purchaser”) pursuant to the terms and conditions of that certain Contract to Buy and Sell Real Estate dated as of January 7, 2019 (as may be amended, supplemented, or otherwise modified from time to time, the “Purchase Agreement”) by and between the Sellers and the Purchaser, a copy of which is attached as Exhibit 1 to the Sale Order; (ii) authorizing and approving the terms of the Purchase Agreement, and (iii) granting certain related relief. In support of the Motion, the Debtors respectfully represent as follows:

**JURISDICTION AND VENUE**

1. The Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 1334(b) and 157 and the *Amended Standing Order of Reference* from the United States District Court for the District of Delaware dated as of February 29, 2012. This is a core proceeding pursuant to 28 U.S.C. § 157(b) and, pursuant to Local Rule 9013-1(f), the Debtors consent to the entry of a final order by the Court in connection with this Motion to the extent that it is later determined

---

<sup>2</sup> Debtor Dixville Notch Investments, LLC is the owner of the parcel located at 177 W. Diamond A Ranch and Debtor Black Bass Investments, LLC is the owner of the parcel located at Lot D-20 Sweetgrass Road.

that the Court, absent consent of the parties, cannot enter final orders or judgments in connection herewith consistent with Article III of the United States Constitution. Venue is proper before the Court pursuant to 28 U.S.C. §§ 1408 and 1409. The statutory and legal predicates for the relief requested herein are 105(a) and 363 of the Bankruptcy Code, Bankruptcy Rule 6004, and Local Rules 2002-1, 4001-2, and 6004-1.

### **CASE BACKGROUND**

2. On December 4, 2017, 279 of the Debtors commenced voluntary cases under chapter 11 of the Bankruptcy Code. Thereafter, on February 9, 2018, March 9, 2018, March 23, 2018, and March 27, 2018, additional affiliated Debtors (27 in total) commenced voluntary cases under chapter 11 of the Bankruptcy Code (collectively, the “Petition Dates”). Pursuant to sections 1107(a) and 1108 of the Bankruptcy Code, the Debtors are continuing to manage their financial affairs as debtors in possession.

3. The Chapter 11 Cases are being jointly administered pursuant to Bankruptcy Rule 1015(b) and Local Rule 1015-1. No trustee has been appointed in the Chapter 11 Cases. An official committee of unsecured creditors (the “Committee”) was appointed in the Chapter 11 Cases on December 14, 2017 [D.I. 79]. On January 23, 2018, the Court approved a settlement providing for the formation of an ad hoc noteholder group (the “Noteholder Group”) and an ad hoc unitholder group (the “Unitholder Group”) [D.I. 357].

### **THE SALE**

4. The Property. As further detailed in the *Declaration of Bradley D. Sharp in Support of Debtors’ Motion to Sell 177 W. Diamond A Ranch and Lot D-20 Sweetgrass Road, Carbondale, Colorado Property* filed on the date hereof (the “Sharp Declaration”), the Property consists of two vacant lots situated in the Aspen Glen community in Carbondale, Colorado.

Debtor Dixville Notch Investments, LLC purchased the parcel located at 177 W. Diamond A Ranch in October 2015 for \$150,000 and Debtor Black Bass Investments, LLC purchased the parcel located at Lot D-20 Sweetgrass Road in August 2016 for \$110,000, each with the intention of holding the lots for future sale as vacant lots or for future possible development. Sharp Decl. ¶ 3. Ultimately, the Debtors determined that there would be no benefit to constructing a new home or homes on the Real Property given the existing inventory in the community. *Id.* Accordingly, the Debtors have determined that selling the Property now on an “as is” basis best maximizes the value of the Property. *Id.* ¶ 4. The parcel located at Lot D-20 Sweetgrass Road has been formally listed on the multiple-listing service for approximately 127 days. *Id.* In addition, all the Debtors’ available lots for purchase in the Aspen Glen and River Valley Ranch areas (including the Property) have been marketed through announcements to the brokerage community and advertisements in various publications. *Id.* The Purchaser’s all cash offer under the Purchase Agreement is the highest and otherwise best offer (and the only offer) the Debtors have received for the Property. *Id.* Accordingly, the Debtors determined that selling the Property to the Purchaser is the best way to maximize the value of the Property. *Id.*

5. The Purchase Agreement.<sup>3</sup> On January 7, 2019, the Purchaser made an all cash offer for the Property in the amount of \$100,000. *Id.* at ¶ 5. The Debtors made a counteroffer in the amount of \$125,000; however, the Purchaser held firm at \$100,000. *Id.* On January 8, 2019, the Debtors made a second counteroffer accepting the \$100,000 offer price, but removing certain contingencies, and the Purchaser accepted. *Id.* The Debtors believe that this all cash purchase price provides significant value, and accordingly, the Sellers countersigned the final Purchase Agreement on January 8, 2019. *Id.* Under the Purchase Agreement, the Purchaser agreed to

---

<sup>3</sup> In the event of a conflict between the description of the Purchase Agreement set forth in this Motion and the Purchase Agreement, the Purchase Agreement shall control.

purchase the Property for \$100,000, with a \$3,000 initial cash deposit, and the balance of \$97,000 to be paid in cash at closing. *Id.* The deposit is being held by Land Title Guarantee Company (the “Title Insurer”) as escrow agent.

6. Broker’s Fees. In connection with marketing the Property, the Debtors and the Purchaser both worked with Aspen Snowmass Sotheby’s International Realty (“Sotheby’s”), a non-affiliated third-party brokerage company.<sup>4</sup> A true and correct copy of the Exclusive Right-To-Sell Listing Contract (the “Broker Agreement”) is attached hereto as Exhibit B. The Broker Agreement provides Sotheby’s with the exclusive and irrevocable right to market the Property for a fee in the amount of 5% of the contractual sale price (the “Broker Fee”) as the Sellers’ broker and the transaction broker. The Purchase Agreement is signed by Laura Gee of Sotheby’s both as the Sellers’ broker and as the transaction broker on behalf of the Purchaser.

7. In the Debtors’ business judgment, closing the Sale with Purchaser (and paying the associated Broker Fee) pursuant to the offer set forth in the Purchase Agreement is the best way to maximize value for the Debtors’ estates and is more favorable than continuing to hold and market the Property for sale and thereby risking obtaining a lower purchase price for the Property on less favorable terms, while incurring additional carrying costs for the Property.

8. Other Closing Costs. In addition to the Broker Fee, the Sellers must also satisfy certain required costs associated with the sale and transfer of title of the Property to comply with the Purchase Agreement (the “Other Closing Costs”). The Other Closing Costs include, but are not limited to, recording fees, title insurance policy costs, prorated property taxes, city and county transfer taxes, and other items noted on the title report for the Property. The Debtors also rely on outside vendors for escrow and title services in connection with property sales. In

---

<sup>4</sup> The particular broker at Sotheby’s who is serving as Sellers’ broker and the transaction broker, Laura Gee, is a *former* employee of Woodbridge Realty of Colorado, LLC, which is controlled by Robert Shapiro.

general, vendors are mutually agreed on by the applicable Debtors and a purchaser prior to the acceptance of an offer.

9. Absent authority to pay Other Closing Costs, the Sellers will be unable to close the Sale and receive sale proceeds. If the Sellers are unable to make these payments, the Purchaser may be entitled to rescind the Purchase Agreement or assert other remedies that could lead to additional and unnecessary claims. Accordingly, the Debtors seek the ability to pay Other Closing Costs in connection with the Sale.

10. Proceeds of the Sale. All proceeds of the Sale (net of the Broker Fee and Other Closing Costs) shall be paid to the Debtors into the general account of Debtor Woodbridge Group of Companies, LLC, and such net proceeds shall be disbursed and otherwise treated by the Debtors in accordance with the *Final Order on Debtors' Motion for Entry of Interim and Final Orders (I) Pursuant to 11 U.S.C. §§ 105, 361, 362, 363, 364, 507, and 552 Authorizing Debtors to (A) Obtain Postpetition Secured Financing, (B) Use Cash Collateral, (C) Grant Adequate Protection to Prepetition Secured Parties; (II) Modifying the Automatic Stay; (III) Scheduling a Final Hearing Pursuant to Bankruptcy Rules 4001(b) and 4001(c); and (IV) Granting Related Relief [D.I. 724] (the "Final DIP Order")*.<sup>5</sup>

### **RELIEF REQUESTED**

11. Pursuant to sections 105(a) and 363 of the Bankruptcy Code, the Debtors request entry of the Sale Order substantially in the form of Exhibit A hereto (i) authorizing the closing of the Sale pursuant to the Purchase Agreement, (ii) authorizing and approving the Purchase Agreement, and (iii) granting related relief.

---

<sup>5</sup> A search of the land records as reflected in the title report dated January 10, 2019 (attached as Exhibit C hereto) reveals no cognizable interest of any lienholder (whether a Debtor lienholder or otherwise).



12. The Debtors further request that filing of a copy of an order granting the relief sought herein in Garfield County, Colorado may be relied upon by the Title Insurer to issue title insurance policies on the Property.

13. The Debtors further request authority to pay the Broker Fee, in an amount up to 5% of the gross Sale proceeds out of such proceeds, to Sotheby's.

### **BASIS FOR RELIEF REQUESTED**

#### **I. Section 363 of the Bankruptcy Code Authorizes the Proposed Sale**

14. Section 363(c)(1) of the Bankruptcy Code provides that where, as here, the Debtors are authorized to operate their business under section 1108 of the Bankruptcy Code, the Debtors may enter into transactions, including the sale of property of the estate, in the ordinary course of business, without notice or a hearing. 11 U.S.C. § 363(c)(1). Because the Debtors believe that the Sale is within the ordinary course of their operations, the Sale should be approved pursuant to section 363(c)(1).

15. The Debtors do not believe that section 363(b)(1), which authorizes the sale of property of the estate other than in the ordinary course of business, applies to the Sale. Even if section 363(b)(1) did apply, however, authorization of the Sale would be appropriate because the Debtors have a sound business justification for the Sale. *See, e.g., Myers v. Martin (In re Martin)*, 91 F.3d 389, 395 (3d Cir. 1996) (noting that under normal circumstances, courts defer to a trustee's judgment concerning use of property under section 363(b) when there is a legitimate business justification); *In re Lionel Corp.*, 722 F.2d 1063, 1069 (2d Cir. 1983) ("Section 363(b) of the Code seems on its face to confer upon the bankruptcy judge virtually unfettered discretion to authorize the use, sale or lease, other than in the ordinary course of business, of property of the estate.").

16. In determining whether a sale satisfies the business judgment standard, courts in the Third Circuit require: (i) that there be sound business reasons for the sale; (ii) that accurate and reasonable notice of the sale be given; (iii) that the sale yield an adequate price, *i.e.*, one that is fair and reasonable; and (iv) that the parties to the sale have acted in good faith. *See, e.g., Titusville Country Club v. Pennbank (In re Titusville Country Club)*, 128 B.R. 396, 399 (Bankr. W.D. Pa. 1991).

17. The proposed Sale unquestionably satisfies the foregoing test. First, the Sale is supported by sound business reasons: after formally listing the parcel located at Lot D-20 Sweetgrass Road on the multiple listing service, marketing the Property in the local broker community, and advertising the Property in local media publications, the Debtors have concluded that selling the Property on an “as is” basis pursuant to the Purchaser’s all cash offer is the best way to maximize value for the Debtors’ estates. Sharp Decl. ¶ 4. Second, the Debtors have provided reasonable and adequate notice of the sale to interested parties by serving notice of this Motion in accordance with Local Rule 9013-1(m), and submit that no other or further notice is necessary. Third, the Debtors believe that the Purchase Agreement and the all cash purchase price reflected therein represent a fair and reasonable offer for the Property relative to comparable properties in the market in which the Property is located. Sharp Decl. ¶ 4. The Purchaser’s all cash offer under the Purchase Agreement is the highest and otherwise best offer (and the only offer) the Debtors have received for the Property. *Id.* Moreover, the Purchaser’s offer enables the Debtors to sell two lots in a single transaction. *Id.* Fourth, the Debtors submit that the Purchase Agreement was the product of good faith, arm’s-length negotiations between the Purchaser and the Sellers. *Id.* ¶ 6.

18. The Purchaser is not related to or an affiliate of the Debtors or any of their insiders or former insiders. *Id.* No non-debtor affiliate or current or former officer, director, employee, managing member or affiliate of any of the Debtors (other than the Sellers) is a party to, or broker in connection with, the Sale, other than as set forth in footnote 4 with respect to Ms. Gee's service as Sellers' broker and transaction broker. Accordingly, the Debtors believe that the Purchaser should be entitled to the protections of section 363(m) of the Bankruptcy Code.

## **II. The Debtors Should Be Permitted to Sell the Property Free and Clear**

19. Pursuant to section 363(f) of the Bankruptcy Code, a debtor may sell property free and clear of liens, claims, encumbrances, and other interests if any one of the following conditions is satisfied:

- (1) applicable nonbankruptcy law permits the sale of such property free and clear of such interest;
- (2) the [lienholder or claimholder] consents;
- (3) such interest is a lien and the price at which such property is to be sold is greater than the aggregate value of all liens on such property;
- (4) such interest is in bona fide dispute; or
- (5) [the lienholder or claimholder] could be compelled, in a legal or equitable proceeding, to accept a money satisfaction of such interest.

11 U.S.C. § 363(f).

20. Because section 363(f) is stated in the disjunctive, satisfaction of any one of its five requirements will suffice to warrant approval of the proposed Sale of the Property.<sup>6</sup> *See*

---

<sup>6</sup> Moreover, if a holder of a lien, claim, encumbrance, or other interest receives the requisite notice of this Motion and does not object within the prescribed time period, such holder will be deemed to have consented to the proposed Sale, and the Property may then be sold free and clear of such holder's liens, claims, encumbrances, and other interests pursuant to the terms proposed herein. *See, e.g., Veltman v. Whetzel*, 93 F.3d 517, 521 (8th Cir. 1996) (failure to object to notice of sale or attend hearing deemed consent to sale for purposes of section 363 of the Bankruptcy Code); *In re Enron Corp.*, No. 01-16034 (AJG), 2004 WL 5361245, at \*2 (Bankr. S.D.N.Y. Feb. 5, 2004) (same); *Hargrave v. Pemberton (In re Tabone, Inc.)*, 175 B.R. 855, 858 (Bankr. D.N.J. 1994) (same); *In re Christ Hosp.*, 502 B.R. 158, 174 (Bankr. D.N.J. 2013) ("Given adequate notice, failure to object to a § 363 sale has

*Folger Adam Sec., Inc. v. DeMatteis/MacGregor, JV*, 209 F.3d 252, 257 (3d Cir. 2000) (section 363(f) authorizes the sale of a debtor's assets free and clear of all liens, claims, and interests if "any one of [the] five prescribed conditions" is satisfied); *In re Kellstrom Indus., Inc.*, 282 B.R. 787, 793 (Bankr. D. Del. 2002) (property may be sold "free and clear" if at least one of the subsections of section 363(f) is met); *In re DVI, Inc.*, 306 B.R. 496, 504 (Bankr. D. Del. 2004) (upholding sale of debtors' property free and clear where there was a bona fide dispute).

21. The Debtors are unaware of any liens, claims, encumbrances, or interests existing against the Property. However, to the extent any of the foregoing exist, the Debtors respectfully submit that they will satisfy one of the subsections of 363(f) with respect to any such lien, claim, encumbrance, or interest.

#### **REQUEST FOR WAIVER OF STAY**

22. Any delay in permitting the Debtors to close the Sale could jeopardize the Sale with the Purchaser and therefore would be detrimental to the Debtors, their creditors, and their estates. Accordingly, and to successfully implement the foregoing, the Debtors seek a waiver of the notice requirements under Bankruptcy Rule 6004(a) and the 14-day stay of any order authorizing the use, sale, or lease of property under Bankruptcy Rule 6004(h).

#### **NOTICE**

23. The Debtors have provided notice of this Motion to: (i) the Office of the United States Trustee for the District of Delaware, (ii) counsel to the DIP Lender, (iii) counsel for the Committee, (iv) counsel for the Noteholder Group, (v) counsel for the Unitholder Group, (vi) all Noteholders known by the Debtors to have interests in any loan documents associated with the Property, (vii) all contractors and contract counterparties known by the Debtors to have been

---

been found to constitute consent per § 363(f)(2) to a "free and clear" sale of the non-objector's interests in property being sold.") (citations omitted), *aff'd*, Civil Action No. 14-472 ES, 2014 WL 4613316 (D.N.J. Sept. 12, 2014).

associated with the Property, (viii) the Title Insurer, (ix) Sotheby's, (x) the Purchaser, and (xi) all parties that, as of the filing of this Motion, have requested notice in these Chapter 11 Cases pursuant to Local Rule 2002-1. In light of the nature of the relief requested herein, the Debtors submit that no other or further notice is necessary.

**CONCLUSION**

WHEREFORE, the Debtors respectfully request that the Court enter an order substantially in the form filed herewith, granting the relief requested herein and such other and further relief as may be just and proper under the circumstances.

Dated: January 30, 2019  
Wilmington, Delaware

/s/ Betsy L. Feldman  
YOUNG CONAWAY STARGATT & TAYLOR, LLP  
Sean M. Beach (No. 4070)  
Edmon L. Morton (No. 3856)  
Ian J. Bambrick (No. 5455)  
Betsy L. Feldman (No. 6410)  
Rodney Square, 1000 North King Street  
Wilmington, Delaware 19801  
Tel: (302) 571-6600  
Fax: (302) 571-1253

-and-

KLEE, TUCHIN, BOGDANOFF & STERN LLP  
Kenneth N. Klee (*pro hac vice*)  
Michael L. Tuchin (*pro hac vice*)  
David A. Fidler (*pro hac vice*)  
Jonathan M. Weiss (*pro hac vice*)  
1999 Avenue of the Stars, 39th Floor  
Los Angeles, California 90067

*Counsel to the Debtors and Debtors in Possession*

**EXHIBIT A**

**PROPOSED ORDER**

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

In re:

WOODBRIIDGE GROUP OF COMPANIES,  
LLC, et al.,<sup>1</sup>

Debtors.

Chapter 11

Case No. 17-12560 (KJC)

(Jointly Administered)

Ref. Docket Nos. \_\_\_\_\_

**ORDER (I) AUTHORIZING THE SALE OF 177 W. DIAMOND A RANCH AND LOT D-20 SWEETGRASS ROAD, CARBONDALE, COLORADO PROPERTY OWNED BY THE DEBTORS FREE AND CLEAR OF LIENS, CLAIMS, ENCUMBRANCES, AND OTHER INTERESTS; (II) APPROVING RELATED PURCHASE AGREEMENT; AND (III) GRANTING RELATED RELIEF**

Upon the motion (the “Motion”)<sup>2</sup> filed by the above-captioned debtors and debtors in possession (collectively, the “Debtors”) in these chapter 11 cases (the “Chapter 11 Cases”) for entry of an order (i) authorizing the sale (the “Sale”) of two parcels of real property owned by the Debtors Dixville Notch Investments, LLC and Black Bass Investments, LLC (collectively, the “Sellers”) located at 177 W. Diamond A Ranch, Carbondale, Colorado 81623 and Lot D-20 Sweetgrass Road, Carbondale, Colorado 81623 (collectively, the “Land”),<sup>3</sup> together with Sellers’ right, title, and interest in and to the buildings located thereon and any other improvements and fixtures located thereon (collectively, the “Improvements” and together with the Land, the “Real Property”), and any and all of the Sellers’ right, title, and interest in and to the tangible personal

---

<sup>1</sup> The last four digits of Woodbridge Group of Companies, LLC’s federal tax identification number are 3603. The mailing address for Woodbridge Group of Companies, LLC is 14140 Ventura Blvd #302, Sherman Oaks, California 91423. Due to the large number of debtors in these cases, which are being jointly administered for procedural purposes only, a complete list of the Debtors, the last four digits of their federal tax identification numbers, and their addresses are not provided herein. A complete list of this information may be obtained on the website of the Debtors’ noticing and claims agent at [www.gardencitygroup.com/cases/WGC](http://www.gardencitygroup.com/cases/WGC), or by contacting the undersigned counsel for the Debtors.

<sup>2</sup> Capitalized terms used but not defined herein have the meaning assigned to such terms in the Motion.

<sup>3</sup> Debtor Dixville Notch Investments, LLC is the owner of the parcel located at 177 W. Diamond A Ranch and Debtor Black Bass Investments, LLC is the owner of the parcel located at Lot D-20 Sweetgrass Road.

property and equipment listed in the Purchase Agreement and remaining on the Real Property as of the date of the closing of the Sale (collectively, the “Personal Property” and, together with the Real Property, the “Property”) on an “as is, where is” basis, free and clear of any and all liens, claims, encumbrances, and other interests to Diego Ormedilla and Carolina Cancelleri (together with any assignee, the “Purchaser”) pursuant to the terms and conditions of that certain Contract to Buy and Sell Real Estate dated as of January 7, 2019 (as may be amended, supplemented, or otherwise modified from time to time, the “Purchase Agreement”) by and between the Sellers and the Purchaser, a copy of which is attached as Exhibit 1 hereto; (ii) authorizing and approving the terms of the Purchase Agreement, and (iii) granting certain related relief; and the Court having jurisdiction to consider the Motion and the relief requested therein in accordance with 28 U.S.C. §§ 157 and 1334; and the Court having found that the legal and factual bases set forth in the Motion and the *Declaration of Bradley D. Sharp in Support of Debtors’ Motion to Sell 177 W. Diamond A Ranch and Lot D-20 Sweetgrass Road, Carbondale, Colorado Property* establish good and sufficient cause for granting the Motion; and it appearing that the relief requested in the Motion is appropriate in the context of these Chapter 11 Cases and in the best interests of the Debtors and their respective estates, their creditors, and all other parties-in-interest; and it appearing that notice of the Motion was adequate and proper under the circumstances of these Chapter 11 Cases, and that no other or further notice need be given; and after due deliberation and sufficient cause appearing therefor,

**IT IS HEREBY ORDERED THAT:**

1. The Motion is GRANTED as set forth herein.
2. The Purchase Agreement is authorized and approved in its entirety.



3. Pursuant to sections 105 and 363 of the Bankruptcy Code, the Debtors are authorized, in their discretion and in the exercise of their business judgment, to sell the Property pursuant to the Purchase Agreement free and clear of all liens, claims, interests, and encumbrances, to perform all obligations under the Purchase Agreement (including payment of the Broker Fee and the Other Closing Costs out of the proceeds of the Sale), and to take any other reasonable actions that may be necessary in the Debtors' good faith business judgment to effectuate closing of the Sale, and that any actions taken by the Debtors necessary or desirable to consummate such transactions prior to the entry of this Order are hereby ratified.

4. The Debtors and any intermediary financial institution, title company, and closing attorney participating in the closings of the Sale are authorized to transfer title and deed property, and take any other actions as may be necessary to transfer ownership of the Property to the Purchaser.

5. All persons and entities holding liens, claims, interests or encumbrances with respect to the Property are hereby barred from asserting such liens, claims, interests or encumbrances against the Purchaser, its successors or assigns, or the Property.

6. All proceeds of the Sale (net of the Broker Fee and Other Closing Costs) shall be paid to the Debtors into the general account of Debtor Woodbridge Group of Companies, LLC, and such net proceeds shall be disbursed and otherwise treated by the Debtors in accordance with the *Final Order on Debtors' Motion for Entry of Interim and Final Orders (I) Pursuant to 11 U.S.C. §§ 105, 361, 362, 363, 364, 507, and 552 Authorizing Debtors to (A) Obtain Postpetition Secured Financing, (B) Use Cash Collateral, (C) Grant Adequate Protection to Prepetition Secured Parties; (II) Modifying the Automatic Stay; (III) Scheduling a Final Hearing*

*Pursuant to Bankruptcy Rules 4001(b) and 4001(c); and (IV) Granting Related Relief [D.I. 724]*  
(the “Final DIP Order”).

7. The Debtors are authorized and empowered to pay the Broker Fee, in an amount up to 5% of the gross Sale proceeds out of such proceeds, to Sotheby’s.

8. The Purchase Agreement is undertaken by the Debtors and Purchaser in good faith and that, pursuant to section 363(m) of the Bankruptcy Code, the reversal or modification on appeal of any sale consummated pursuant to the terms of this Order shall not affect the validity of such sale unless such sale was stayed pending appeal.

9. Filing of a copy of this Order in the county in which the Property is situated may be relied upon by all title insurers in order to issue title insurance policies on the Property.

10. Any title insurer, escrow agent, or other intermediary participating in a closing of the Sale of the Property is authorized to disburse all funds at the closing of the Sale pursuant to the applicable settlement statement or escrow instructions provided by the parties to such Sale.

11. The Debtors shall be authorized and empowered to take any necessary actions to implement and effectuate the terms of this Order.

12. The terms and conditions of this Order shall be immediately effective and enforceable upon its entry notwithstanding any applicability of Bankruptcy Rule 6004(h).

13. The terms and provisions of this Order and any actions taken pursuant hereto shall (i) survive entry of any order converting the Debtors’ cases to chapter 7 or dismissing the Debtors’ cases (or any of them), and (ii) continue in this or any superseding case under the Bankruptcy Code of any of the Debtors.

14. The provisions of this Order shall be binding upon the Debtors and their successors and assigns, including, without limitation, any trustee or other fiduciary hereafter

appointed as legal representative of the Debtors or with respect to property of the estates of the Debtors, whether under chapter 11 of the Bankruptcy Code, any confirmed plan, or any subsequent chapter 7 case.

15. Notice of the Motion as provided therein shall be deemed good and sufficient notice of such motion and to have satisfied Bankruptcy Rule 6004(a).

16. This Court shall retain jurisdiction and power with respect to all matters arising from or related to the interpretation and implementation of this Order.

Dated: \_\_\_\_\_, 2019  
Wilmington, Delaware

---

KEVIN J. CAREY  
UNITED STATES BANKRUPTCY JUDGE

**Exhibit 1**

**Purchase Agreement**

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CBS4-6-18) (Mandatory 1-19)

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

**CONTRACT TO BUY AND SELL REAL ESTATE  
(LAND)**

**Property with No Residences)**  
 **Property with Residences-Residential Addendum Attached)**

Date: 1/7/2019

**AGREEMENT**

**1. AGREEMENT.** Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

**2. PARTIES AND PROPERTY.**

**2.1. Buyer.** Buyer, *Diego Ormedilla and Carolina Cancelleri* (Buyer) will take title to the Property described below as

**Joint Tenants**  **Tenants In Common**  **Other** .

**2.2. No Assignability.** This Contract **IS NOT** assignable by Buyer unless otherwise specified in **Additional Provisions.**

**2.3. Seller.** *DIXVILLE NOTCH INVESTMENTS LLC and BLACK BASS INVESTMENTS LLC* (Seller) is the current owner of the Property described below.

**2.4. Property.** The Property is the following legally described real estate in the County of *Garfield*, Colorado:

*Subdivision: ASPEN GLEN FLG 1 Lot: F-15 Section: 20 Township: 7 Range: 88*  
*and*

*Subdivision: ASPEN GLEN FLG 1 Lot: D-20 Section: 29 Township: 7 Range: 88*

known as No. *177 W Diamond A Ranch and TBD Sweetgrass Road, Carbondale, CO 81623*, together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto, and all interest of Seller in vacated streets and alleys adjacent thereto except as herein excluded (Property).

**2.5. Inclusions.** The Purchase Price includes the following items (Inclusions):

**2.5.1. Inclusions.** The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under **Exclusions**:

If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

**2.5.2. Personal Property -- Conveyance.** Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except .

Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

**2.6. Exclusions.** The following items are excluded (Exclusions):

**2.7.1. Deeded Water Rights.** The following legally described water rights:

Any deeded water rights will be conveyed by a good and sufficient deed at Closing.

**2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing: as granted in Aspen Glen CC&R's and appurtenant to this legally described property.

**2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is .

**2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows:

**2.7.5. Water and Sewer Taps.** The parties agree that water and sewer taps listed below for the Property are being conveyed as part of the Purchase Price as follows:

**If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.**

**2.7.6. Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water), § 2.7.3 (Well Rights), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

**2.8. Growing Crops.** With respect to growing crops, Seller and Buyer agree as follows:

**3. DATES, DEADLINES AND APPLICABILITY.**

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	<b>3 Business Days After MEC</b>
		<b>Title</b>	
2	§ 8.1, 8.4	Record Title Deadline	<b>7 Days After MEC</b>
3	§ 8.2, 8.4	Record Title Objection Deadline	<b>14 Days After MEC</b>
4	§ 8.3	Off-Record Title Deadline	<b>7 Days After MEC</b>
5	§ 8.3	Off-Record Title Objection Deadline	<b>14 Days After MEC</b>
6	§ 8.5	Title Resolution Deadline	<b>15 Days After MEC</b>
7	§ 8.6	Right of First Refusal Deadline	
		<b>Owners' Association</b>	
8	§ 7.6	Association Documents Deadline	<b>7 Days After MEC</b>
9	§ 7.4	Association Documents Termination Deadline	<b>14 Days After MEC</b>
		<b>Seller's Disclosures</b>	
10	§ 10.1	Seller's Property Disclosure Deadline	
		<b>Loan and Credit</b>	
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	
12	§ 5.1	New Loan Application Deadline	
13	§ 5.2	New Loan Termination Deadline	
14	§ 5.3	Buyer's Credit Information Deadline	

15	§ 5.3	Disapproval of Buyer's Credit Information Deadline		
16	§ 5.4	Existing Loan Deadline		
17	§ 5.4	Existing Loan Termination Deadline		
18	§ 5.4	Loan Transfer Approval Deadline		
19	§ 4.7	Seller or Private Financing Deadline		
		<b>Appraisal</b>		
20	§ 6.2	Appraisal Deadline		
21	§ 6.2	Appraisal Objection Deadline		
22	§ 6.2	Appraisal Resolution Deadline		
		<b>Survey</b>		
23	§ 9.1	New ILC or New Survey Deadline	<b>21 Days After MEC</b>	
24	§ 9.3	New ILC or New Survey Objection Deadline	<b>22 Days After MEC</b>	
25	§ 9.3	New ILC or New Survey Resolution Deadline	<b>25 Days After MEC</b>	
		<b>Inspection and Due Diligence</b>		
26	§ 10.3	Inspection Objection Deadline	<b>14 Days After MEC</b>	
27	§ 10.3	Inspection Termination Deadline	<b>15 Days After MEC</b>	
28	§ 10.3	Inspection Resolution Deadline	<b>15 Days After MEC</b>	
29	§ 10.5	Property Insurance Termination Deadline	<b>14 Days After MEC</b>	
30	§ 10.6	Due Diligence Documents Delivery Deadline	<b>7 Days After MEC</b>	
31	§ 10.6	Due Diligence Documents Objection Deadline	<b>14 Days After MEC</b>	
32	§ 10.6	Due Diligence Documents Resolution Deadline	<b>15 Days After MEC</b>	
33	§ 10.6	Environmental Inspection Termination Deadline		
34	§ 10.6	ADA Evaluation Termination Deadline		
35	§ 10.7	Conditional Sale Deadline		
36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)		
37	§ 11.1,11.2	Estoppel Statements Deadline		
38	§ 11.3	Estoppel Statements Termination Deadline		
		<b>Closing and Possession</b>		
39	§ 12.3	Closing Date	<b>See Addendum A 30.4</b>	
40	§ 17	Possession Date	<b>at Closing</b>	
41	§ 17	Possession Time	<b>At Closing</b>	
42	§ 28	<b>Acceptance Deadline Date</b>	<b>1/11/2019</b>	Friday
43	§ 28	<b>Acceptance Deadline Time</b>	<b>5:00pm MT</b>	
44				
45				

**3.2. Applicability of Terms.** Any box checked in this Contract means the corresponding provision applies. If any deadline blank in § 3.1 (Dates and Deadlines) is left blank or completed with the abbreviation "N/A", or the word "Deleted," such deadline is not applicable and the corresponding provision containing the deadline is deleted. If no box is checked in a provision that contains a selection of "None", such provision means that "None" applies.

The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.

#### 4. PURCHASE PRICE AND TERMS.

Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	<b>\$100,000.00</b>	
2	§ 4.3	Earnest Money		<b>\$3,000.00</b>
3	§ 4.5	New Loan		
4	§ 4.6	Assumption Balance		
5	§ 4.7	Private Financing		
6	§ 4.7	Seller Financing		
7				
8				
9	§ 4.4	Cash at Closing		<b>\$97,000.00</b>
10		<b>TOTAL</b>	<b>\$100,000.00</b>	<b>\$100,000.00</b>

**4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$ (Seller Concession). The Seller Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items and any other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer elsewhere in this Contract.

**4.3. Earnest Money.** The Earnest Money set forth in this section, in the form of a check or wire transfer, will be payable to and held by Land Title, Basalt (Earnest Money Holder), in its trust account, on behalf of both Seller and Buyer. The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually agree to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money deposit to the company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has agreed to have interest on Earnest Money deposits transferred to a fund established for the purpose of providing affordable housing to Colorado residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest Money Holder in this transaction will be transferred to such fund.

**4.3.1. Alternative Earnest Money Deadline.** The deadline for delivering the Earnest Money, if other than at the time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

**4.3.2. Return of Earnest Money.** If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 25 and, except as provided in § 24 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within three days of Seller's receipt of such form.

**4.4. Form of Funds; Time of Payment; Available Funds.**

**4.4.1. Good Funds.** All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing and closing costs, must be in funds that comply with all applicable Colorado laws, including electronic transfer funds, certified check, savings and loan teller's check and cashier's check (Good Funds).

**4.4.2. Time of Payment; Available Funds.** All funds, including the Purchase Price to be paid by Buyer, must be paid before or at Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at Closing **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT**. Buyer represents that Buyer, as of the date of this Contract,  **Does**  **Does Not** have funds that are immediately verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.

**4.5. New Loan.** (Omitted as inapplicable)



281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350

4.6. **Assumption.** (Omitted as inapplicable)

4.7. **Seller or Private Financing.** (Omitted as inapplicable)

<b>TRANSACTION PROVISIONS</b>
-------------------------------

5. **FINANCING CONDITIONS AND OBLIGATIONS.** (Omitted as inapplicable)

5.3. **Credit Information and Buyer's New Senior Loan.** (Omitted as inapplicable)

5.4. **Existing Loan Review.** (Omitted as inapplicable)

6. **APPRAISAL PROVISIONS.**

6.1. **Appraisal Definition.** An "Appraisal" is an opinion of value prepared by a licensed or certified appraiser, engaged on behalf of Buyer or Buyer's lender, to determine the Property's market value (Appraised Value). The Appraisal may also set forth certain lender requirements, replacements, removals or repairs necessary on or to the Property as a condition for the Property to be valued at the Appraised Value.

6.2. **Appraisal Condition.** The applicable appraisal provision set forth below applies to the respective loan type set forth in § 4.5.3, or if a cash transaction (i.e. no financing), § 6.2.1 applies.

6.2.1. **Conventional/Other.** Buyer has the right to obtain an Appraisal. If the Appraised Value is less than the Purchase Price, or if the Appraisal is not received by Buyer on or before **Appraisal Deadline** Buyer may, on or before **Appraisal Objection Deadline**, notwithstanding § 8.3 or § 13:

6.2.1.1. **Notice to Terminate.** Notify Seller in writing, pursuant to § 25.1, that this Contract is terminated; or

6.2.1.2. **Appraisal Objection.** Deliver to Seller a written objection accompanied by either a copy of the Appraisal or written notice from lender that confirms the Appraised Value is less than the Purchase Price (Lender Verification).

6.2.1.3. **Appraisal Resolution.** If an Appraisal Objection is received by Seller, on or before **Appraisal Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Appraisal Resolution Deadline**, this Contract will terminate on the **Appraisal Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the Appraisal Objection before such termination, i.e., on or before expiration of **Appraisal Resolution Deadline**.

6.3. **Lender Property Requirements.** If the lender imposes any written requirements, replacements, removals or repairs, including any specified in the Appraisal (Lender Requirements) to be made to the Property (e.g., roof repair, repainting), beyond those matters already agreed to by Seller in this Contract, this Contract terminates on the earlier of three days following Seller's receipt of the Lender Requirements, or Closing, unless prior to termination: (1) the parties enter into a written agreement to satisfy the Lender Requirements; (2) the Lender Requirements have been completed; or (3) the satisfaction of the Lender Requirements is waived in writing by Buyer.

6.4. **Cost of Appraisal.** Cost of the Appraisal to be obtained after the date of this Contract must be timely paid by  **Buyer**  **Seller**. The cost of the Appraisal may include any and all fees paid to the appraiser, appraisal management company, lender's agent or all three.

7. **OWNERS' ASSOCIATION.** This Section is applicable if the Property is located within a Common Interest Community and subject to the declaration (Association).

7.1. **Common Interest Community Disclosure. THE PROPERTY IS LOCATED WITHIN A COMMON INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR THE COMMUNITY. THE OWNER OF THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATION FOR THE COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE**

351 **ASSESSMENTS, THE ASSOCIATION COULD PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL**  
 352 **IT TO PAY THE DEBT. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS OF THE**  
 353 **COMMUNITY MAY PROHIBIT THE OWNER FROM MAKING CHANGES TO THE PROPERTY WITHOUT AN**  
 354 **ARCHITECTURAL REVIEW BY THE ASSOCIATION (OR A COMMITTEE OF THE ASSOCIATION) AND**  
 355 **THE APPROVAL OF THE ASSOCIATION. PURCHASERS OF PROPERTY WITHIN THE COMMON**  
 356 **INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE**  
 357 **ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE DECLARATION FOR THE COMMUNITY**  
 358 **AND THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION.**

361 **7.2. Association Documents to Buyer.** Seller is obligated to provide to Buyer the Association  
 362 Documents (defined below), at Seller's expense, on or before **Association Documents Deadline**. Seller  
 363 authorizes the Association to provide the Association Documents to Buyer, at Seller's expense. Seller's  
 364 obligation to provide the Association Documents is fulfilled upon Buyer's receipt of the Association Documents,  
 365 regardless of who provides such documents.

368 **7.3. Association Documents.** Association documents (Association Documents) consist of the  
 369 following:

371 **7.3.1.** All Association declarations, articles of incorporation, bylaws, articles of  
 372 organization, operating agreements, rules and regulations, party wall agreements and the Association's  
 373 responsible governance policies adopted under § 38-33.3-209.5, C.R.S.;

375 **7.3.2.** Minutes of: (1) the annual owners' or members' meeting and (2) any executive  
 376 boards' or managers' meetings; such minutes include those provided under the most current annual disclosure  
 377 required under § 38-33.3-209.4, C.R.S. (Annual Disclosure) and minutes of meetings, if any, subsequent to the  
 378 minutes disclosed in the Annual Disclosure. If none of the preceding minutes exist, then the most recent  
 379 minutes, if any (§§ 7.3.1 and 7.3.2, collectively, Governing Documents); and

381 **7.3.3.** List of all Association insurance policies as provided in the Association's last Annual  
 382 Disclosure, including, but not limited to, property, general liability, association director and officer professional  
 383 liability and fidelity policies. The list must include the company names, policy limits, policy deductibles,  
 384 additional named insureds and expiration dates of the policies listed (Association Insurance Documents);

386 **7.3.4.** A list by unit type of the Association's assessments, including both regular and  
 387 special assessments as disclosed in the Association's last Annual Disclosure;

389 **7.3.5.** The Association's most recent financial documents which consist of: (1) the  
 390 Association's operating budget for the current fiscal year, (2) the Association's most recent annual financial  
 391 statements, including any amounts held in reserve for the fiscal year immediately preceding the Association's  
 392 last Annual Disclosure, (3) the results of the Association's most recent available financial audit or review, (4) list  
 393 of the fees and charges (regardless of name of title of such fees or charges) that the Association's community  
 394 association manager or Association will charge in connection with the Closing including, but not limited to, any  
 395 fee incident to the issuance of the Association's statement of assessments (Status Letter), any rush or update  
 396 fee charged for the Status Letter, any record change fee or ownership record transfer fees (Record Change  
 397 Fee), fees to access documents, (5) list of all assessments required to be paid in advance, reserves or working  
 398 capital due at Closing and (6) reserve study, if any (§§ 7.3.4 and 7.3.5, collectively, Financial Documents);

401 **7.3.6.** Any written notice from the Association to Seller of a "construction defect action"  
 402 under § 38-33.3-303.5, C.R.S. within the past six months and the result of whether the Association approved or  
 403 disapproved such action (Construction Defect Documents). Nothing in this Section limits the Seller's obligation  
 404 to disclose adverse material facts as required under § 10.2 (Disclosure of Adverse Material Facts; Subsequent  
 405 Disclosure; Present Condition) including any problems or defects in the common elements or limited common  
 406 elements of the Association property.

409 **7.4. Conditional on Buyer's Review.** Buyer has the right to review the Association Documents.  
 410 Buyer has the Right to Terminate under § 25.1, on or before **Association Documents Termination Deadline**,  
 411 based on any unsatisfactory provision in any of the Association Documents, in Buyer's sole subjective  
 412 discretion. Should Buyer receive the Association Documents after **Association Documents Deadline**, Buyer,  
 413 at Buyer's option, has the Right to Terminate under § 25.1 by Buyer's Notice to Terminate received by Seller on  
 414 or before ten days after Buyer's receipt of the Association Documents. If Buyer does not receive the  
 415 Association Documents, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller  
 416 after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does  
 417  
 418  
 419  
 420

not receive Buyer's Notice to Terminate within such time, Buyer accepts the provisions of the Association Documents as satisfactory and Buyer waives any Right to Terminate under this provision, notwithstanding the provisions of § 8.6 (Right of First Refusal or Contract Approval).

## 8. TITLE INSURANCE, RECORD TITLE AND OFF-RECORD TITLE.

### 8.1. Evidence of Record Title.

**8.1.1. Seller Selects Title Insurance Company.** If this box is checked, Seller will select the title insurance company to furnish the owner's title insurance policy at Seller's expense. On or before **Record Title Deadline**, Seller must furnish to Buyer, a current commitment for an owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price, or if this box is checked,  an **Abstract of Title** certified to a current date. Seller will cause the title insurance policy to be issued and delivered to Buyer as soon as practicable at or after Closing.

**8.1.2. Buyer Selects Title Insurance Company.** If this box is checked, Buyer will select the title insurance company to furnish the owner's title insurance policy at Buyer's expense. On or before **Record Title Deadline**, Buyer must furnish to Seller, a current commitment for owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price.

If neither box in § 8.1.1 or § 8.1.2 is checked, § 8.1.1 applies.

**8.1.3. Owner's Extended Coverage (OEC).** The Title Commitment  **Will**  **Will Not** contain Owner's Extended Coverage (OEC). If the Title Commitment is to contain OEC, it will commit to delete or insure over the standard exceptions which relate to: (1) parties in possession, (2) unrecorded easements, (3) survey matters, (4) unrecorded mechanics' liens, (5) gap period (period between the effective date and time of commitment to the date and time the deed is recorded) and (6) unpaid taxes, assessments and unredeemed tax sales prior to the year of Closing. Any additional premium expense to obtain OEC will be paid by  **Buyer**  **Seller**  **One-Half by Buyer and One-Half by Seller**  **Other**.

Regardless of whether the Contract requires OEC, the Title Insurance Commitment may not provide OEC or delete or insure over any or all of the standard exceptions for OEC. The Title Insurance Company may require a New Survey or New ILC, defined below, among other requirements for OEC. If the Title Insurance Commitment is not satisfactory to Buyer, Buyer has a right to object under § 8.5 (Right to Object to Title, Resolution).

**8.1.4. Title Documents.** Title Documents consist of the following: (1) copies of any plats, declarations, covenants, conditions and restrictions burdening the Property and (2) copies of any other documents (or, if illegible, summaries of such documents) listed in the schedule of exceptions (Exceptions) in the Title Commitment furnished to Buyer (collectively, Title Documents).

**8.1.5. Copies of Title Documents.** Buyer must receive, on or before **Record Title Deadline**, copies of all Title Documents. This requirement pertains only to documents as shown of record in the office of the clerk and recorder in the county where the Property is located. The cost of furnishing copies of the documents required in this Section will be at the expense of the party or parties obligated to pay for the owner's title insurance policy.

**8.1.6. Existing Abstracts of Title.** Seller must deliver to Buyer copies of any abstracts of title covering all or any portion of the Property (Abstract of Title) in Seller's possession on or before **Record Title Deadline**.

**8.2. Record Title.** Buyer has the right to review and object to the Abstract of Title or Title Commitment and any of the Title Documents as set forth in § 8.5 (Right to Object to Title, Resolution) on or before **Record Title Objection Deadline**. Buyer's objection may be based on any unsatisfactory form or content of Title Commitment or Abstract of Title, notwithstanding § 13, or any other unsatisfactory title condition, in Buyer's sole subjective discretion. If the Abstract of Title, Title Commitment or Title Documents are not received by Buyer on or before the **Record Title Deadline**, or if there is an endorsement to the Title Commitment that adds a new Exception to title, a copy of the new Exception to title and the modified Title Commitment will be delivered to Buyer. Buyer has until the earlier of Closing or ten days after receipt of such documents by Buyer to review and object to: (1) any required Title Document not timely received by Buyer, (2) any change to the Abstract of Title, Title Commitment or Title Documents, or (3) any endorsement to the Title Commitment. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection, pursuant to this § 8.2 (Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.5 (Right to Object to

491 Title, Resolution). If Seller has fulfilled all Seller's obligations, if any, to deliver to Buyer all documents required  
 492 by § 8.1 (Evidence of Record Title) and Seller does not receive Buyer's Notice to Terminate or Notice of Title  
 493 Objection by the applicable deadline specified above, Buyer accepts the condition of title as disclosed by the  
 494 Abstract of Title, Title Commitment and Title Documents as satisfactory.  
 495

496 **8.3. Off-Record Title.** Seller must deliver to Buyer, on or before **Off-Record Title Deadline**, true  
 497 copies of all existing surveys in Seller's possession pertaining to the Property and must disclose to Buyer all  
 498 easements, liens (including, without limitation, governmental improvements approved, but not yet installed) or  
 499 other title matters (including, without limitation, rights of first refusal and options) not shown by public records,  
 500 of which Seller has actual knowledge (Off-Record Matters). This Section excludes any **New ILC** or **New**  
 501 **Survey** governed under § 9 (New ILC, New Survey). Buyer has the right to inspect the Property to investigate  
 502 if any third party has any right in the Property not shown by public records (e.g., unrecorded easement,  
 503 boundary line discrepancy or water rights). Buyer's Notice to Terminate or Notice of Title Objection of any  
 504 unsatisfactory condition (whether disclosed by Seller or revealed by such inspection, notwithstanding § 8.2  
 505 (Record Title) and § 13 (Transfer of Title)), in Buyer's sole subjective discretion, must be received by Seller on  
 506 or before **Off-Record Title Objection Deadline**. If an Off-Record Matter is received by Buyer after the  
 507 **Off-Record Title Deadline**, Buyer has until the earlier of Closing or ten days after receipt by Buyer to review  
 508 and object to such Off-Record Matter. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection  
 509 pursuant to this § 8.3 (Off-Record Title), any title objection by Buyer is governed by the provisions set forth in §  
 510 8.5 (Right to Object to Title, Resolution). If Seller does not receive Buyer's Notice to Terminate or Notice of Title  
 511 Objection by the applicable deadline specified above, Buyer accepts title subject to such Off-Record Matters  
 512 and rights, if any, of third parties not shown by public records of which Buyer has actual knowledge.  
 513

514 **8.4. Special Taxing Districts. SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL**  
 515 **OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES**  
 516 **ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS**  
 517 **MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF**  
 518 **SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO**  
 519 **DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS**  
 520 **SHOULD INVESTIGATE THE SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY**  
 521 **CONTACTING THE COUNTY TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE**  
 522 **PROPERTY AND BY OBTAINING FURTHER INFORMATION FROM THE BOARD OF COUNTY**  
 523 **COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.**  
 524

525 A tax certificate from the respective county treasurer listing any special taxing districts that effect the  
 526 Property (Tax Certificate) must be delivered to Buyer on or before **Record Title Deadline**. If the Property is  
 527 located within a special taxing district and such inclusion is unsatisfactory to Buyer, in Buyer's sole subjective  
 528 discretion, Buyer may object, on or before **Record Title Objection Deadline**. If the Tax Certificate shows that  
 529 the Property is included in a special taxing district and is received by Buyer after the **Record Title Deadline**,  
 530 Buyer has until the earlier of Closing or ten days after receipt by Buyer to review and object to the Property's  
 531 inclusion in a special taxing district as unsatisfactory to Buyer.  
 532

533 **8.5. Right to Object to Title, Resolution.** Buyer's right to object, in Buyer's sole subjective  
 534 discretion, to any title matters includes those matters set forth in § 8.2 (Record Title), § 8.3 (Off-Record Title), §  
 535 8.4 (Special Taxing District) and § 13 (Transfer of Title). If Buyer objects to any title matter, on or before the  
 536 applicable deadline, Buyer has the following options:  
 537

538 **8.5.1. Title Objection, Resolution.** If Seller receives Buyer's written notice objecting to any  
 539 title matter (Notice of Title Objection) on or before the applicable deadline and if Buyer and Seller have not  
 540 agreed to a written settlement thereof on or before **Title Resolution Deadline**, this Contract will terminate on  
 541 the expiration of **Title Resolution Deadline**, unless Seller receives Buyer's written withdrawal of Buyer's  
 542 Notice of Title Objection (i.e., Buyer's written notice to waive objection to such items and waives the Right to  
 543 Terminate for that reason), on or before expiration of **Title Resolution Deadline**. If either the Record Title  
 544 Deadline or the Off-Record Title Deadline, or both, are extended pursuant to § 8.2 (Record Title), § 8.3  
 545 (Off-Record Title) or § 8.4 (Special Taxing Districts), the Title Resolution Deadline also will be automatically  
 546 extended to the earlier of Closing or fifteen days after Buyer's receipt of the applicable documents; or  
 547

548 **8.5.2. Title Objection, Right to Terminate.** Buyer may exercise the Right to Terminate under  
 549 § 25.1, on or before the applicable deadline, based on any title matter unsatisfactory to Buyer, in Buyer's sole  
 550  
 551  
 552  
 553  
 554  
 555  
 556  
 557  
 558  
 559  
 560

subjective discretion.

561  
562  
563  
564  
565  
566  
567  
568  
569  
570  
571  
572  
573  
574  
575  
576  
577  
578  
579  
580  
581  
582  
583  
584  
585  
586  
587  
588  
589  
590  
591  
592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630

**8.6. Right of First Refusal or Contract Approval.** If there is a right of first refusal on the Property or a right to approve this Contract, Seller must promptly submit this Contract according to the terms and conditions of such right. If the holder of the right of first refusal exercises such right or the holder of a right to approve disapproves this Contract, this Contract will terminate. If the right of first refusal is waived explicitly or expires, or the Contract is approved, this Contract will remain in full force and effect. Seller must promptly notify Buyer in writing of the foregoing. If expiration or waiver of the right of first refusal or approval of this Contract has not occurred on or before **Right of First Refusal Deadline**, this Contract will then terminate.

**8.7. Title Advisory.** The Title Documents affect the title, ownership and use of the Property and should be reviewed carefully. Additionally, other matters not reflected in the Title Documents may affect the title, ownership and use of the Property, including, without limitation, boundary lines and encroachments, set-back requirements, area, zoning, building code violations, unrecorded easements and claims of easements, leases and other unrecorded agreements, water on or under the Property, and various laws and governmental regulations concerning land use, development and environmental matters.

**8.7.1. OIL, GAS, WATER AND MINERAL DISCLOSURE. THE SURFACE ESTATE OF THE PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE AND TRANSFER OF THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE TRANSFER OF THE MINERAL ESTATE OR WATER RIGHTS. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS, OTHER MINERALS, GEOTHERMAL ENERGY OR WATER ON OR UNDER THE SURFACE OF THE PROPERTY, WHICH INTERESTS MAY GIVE THEM RIGHTS TO ENTER AND USE THE SURFACE OF THE PROPERTY TO ACCESS THE MINERAL ESTATE, OIL, GAS OR WATER.**

**8.7.2. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE PROPERTY TO ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE USE AGREEMENT, A MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE COUNTY CLERK AND RECORDER.**

**8.7.3. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR ADJACENT TO THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING, WELL COMPLETION OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION FACILITIES, PRODUCING WELLS, REWORKING OF CURRENT WELLS, AND GAS GATHERING AND PROCESSING FACILITIES.**

**8.7.4. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK ADDITIONAL INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE PROPERTY, INCLUDING DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE COLORADO OIL AND GAS CONSERVATION COMMISSION.**

**8.7.5. Title Insurance Exclusions.** Matters set forth in this Section and others, may be excepted, excluded from, or not covered by the owner's title insurance policy.

**8.8. Consult an Attorney.** Buyer is advised to timely consult legal counsel with respect to all such matters as there are strict time limits provided in this Contract (e.g., **Record Title Objection Deadline** and **Off-Record Title Objection Deadline**).

**9. NEW ILC, NEW SURVEY.**

**9.1. New ILC or New Survey.** If the box is checked, a)  **New Improvement Location Certificate (New ILC)**; or, 2)  **New Survey** in the form of ; is required and the following will apply:

**9.1.1. Ordering of New ILC or New Survey.**  **Seller**  **Buyer** will order the New ILC or New Survey. The New ILC or New Survey may also be a previous ILC or survey that is in the above-required form, certified and updated as of a date after the date of this Contract.

**9.1.2. Payment for New ILC or New Survey.** The cost of the New ILC or New Survey will be paid, on or before Closing, by:  **Seller**  **Buyer** or

**9.1.3. Delivery of New ILC or New Survey.** Buyer, Seller, the issuer of the Title Commitment (or the provider of the opinion of title if an Abstract of Title) and will receive a New ILC or New Survey on or before **New ILC or New Survey Deadline**.

**9.1.4. Certification of New ILC or New Survey.** The New ILC or New Survey will be certified by the surveyor to all those who are to receive the New ILC or New Survey.

New ILC or New Survey different than initially specified in this Contract if there is no additional cost to Seller or change to the **New ILC or New Survey Objection Deadline**. Buyer may, in Buyer's sole subjective discretion, waive a New ILC or New Survey if done prior to Seller incurring any cost for the same.

9.3. **New ILC or New Survey Objection.** Buyer has the right to review and object to the **New ILC or New Survey**. If the New ILC or New Survey is not timely received by Buyer or is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may, on or before **New ILC or New Survey Objection Deadline**, notwithstanding § 8.3 or § 13:

9.3.1. **Notice to Terminate.** Notify Seller in writing, pursuant to § 25.1, that this Contract is terminated; or

9.3.2. **New ILC or New Survey Objection.** Deliver to Seller a written description of any matter that was to be shown or is shown in the New ILC or New Survey that is unsatisfactory and that Buyer requires Seller to correct.

9.3.3. **New ILC or New Survey Resolution.** If a **New ILC or New Survey Objection** is received by Seller, on or before **New ILC or New Survey Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **New ILC or New Survey Resolution Deadline**, this Contract will terminate on expiration of the **New ILC or New Survey Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the New ILC or New Survey Objection before such termination, i.e., on or before expiration of **New ILC or New Survey Resolution Deadline**.

**DISCLOSURE, INSPECTION AND DUE DILIGENCE**

**10. PROPERTY DISCLOSURE, INSPECTION, INDEMNITY, INSURABILITY, DUE DILIGENCE, AND SOURCE OF WATER.**

10.1. **Seller's Property Disclosure.** On or before **Seller's Property Disclosure Deadline**, Seller agrees to deliver to Buyer the most current version of the applicable Colorado Real Estate Commission's Seller's Property Disclosure form completed by Seller to Seller's actual knowledge and current as of the date of this Contract.

10.2. **Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition.** Seller must disclose to Buyer any adverse material facts actually known by Seller as of the date of this Contract. Seller agrees that disclosure of adverse material facts will be in writing. In the event Seller discovers an adverse material fact after the date of this Contract, Seller must timely disclose such adverse fact to Buyer. Buyer has the Right to Terminate based on the Seller's new disclosure on the earlier of Closing or five days after Buyer's receipt of the new disclosure. Except as otherwise provided in this Contract, Buyer acknowledges that Seller is conveying the Property to Buyer in an "**As Is**" condition, "**Where Is**" and "**With All Faults**."

10.3. **Inspection.** Unless otherwise provided in this Contract, Buyer, acting in good faith, has the right to have inspections (by one or more third parties, personally or both) of the Property and Inclusions (Inspection), at Buyer's expense. If (1) the physical condition of the Property, including, but not limited to, the roof, walls, structural integrity of the Property, the electrical, plumbing, HVAC and other mechanical systems of the Property, (2) the physical condition of the Inclusions, (3) service to the Property (including utilities and communication services), systems and components of the Property (e.g., heating and plumbing), (4) any proposed or existing transportation project, road, street or highway, or (5) any other activity, odor or noise (whether on or off the Property) and its effect or expected effect on the Property or its occupants is unsatisfactory, in Buyer's sole subjective discretion, Buyer may:

10.3.1. **Inspection Objection.** On or before the **Inspection Objection Deadline**, deliver to Seller a written description of any unsatisfactory condition that Buyer requires Seller to correct; or

10.3.2. **Terminate.** On or before the **Inspection Termination Deadline**, notify Seller in writing, pursuant to § 25.1, that this Contract is terminated due to any unsatisfactory condition. **Inspection Termination Deadline will be on the earlier of Inspection Resolution Deadline or the date specified in § 3.1 for Inspection Termination Deadline.**

10.3.3. **Inspection Resolution.** If an Inspection Objection is received by Seller, on or before **Inspection Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Inspection Resolution Deadline**, this Contract will terminate on **Inspection Resolution Deadline**

701 unless Seller receives Buyer's written withdrawal of the Inspection Objection before such termination, i.e., on or  
 702 before expiration of **Inspection Resolution Deadline**.

703 **10.4. Damage, Liens and Indemnity.** Buyer, except as otherwise provided in this Contract or other  
 704 written agreement between the parties, is responsible for payment for all inspections, tests, surveys,  
 705 engineering reports, or other reports performed at Buyer's request (Work) and must pay for any damage that  
 706 occurs to the Property and Inclusions as a result of such Work. Buyer must not permit claims or liens of any  
 707 kind against the Property for Work performed on the Property. Buyer agrees to indemnify, protect and hold  
 708 Seller harmless from and against any liability, damage, cost or expense incurred by Seller and caused by any  
 709 such Work, claim, or lien. This indemnity includes Seller's right to recover all costs and expenses incurred by  
 710 Seller to defend against any such liability, damage, cost or expense, or to enforce this Section, including  
 711 Seller's reasonable attorney fees, legal fees and expenses. The provisions of this Section survive the  
 712 termination of this Contract. This § 10.4 does not apply to items performed pursuant to an Inspection  
 713 Resolution.  
 714

715 **10.5. Insurability.** Buyer has the right to review and object to the availability, terms and conditions of  
 716 and premium for property insurance (Property Insurance). Buyer has the Right to Terminate under § 25.1, on or  
 717 before **Property Insurance Termination Deadline**, based on any unsatisfactory provision of the Property  
 718 Insurance, in Buyer's sole subjective discretion.  
 719

720 **10.6. Due Diligence.**

721 **10.6.1. Due Diligence Documents.** If the respective box is checked, Seller agrees to deliver  
 722 copies of the following documents and information pertaining to the Property (Due Diligence Documents) to  
 723 Buyer on or before **Due Diligence Documents Delivery Deadline**:

- 724  **10.6.1.1.** All contracts relating to the operation, maintenance and management of the  
 725 Property;  
 726  **10.6.1.2.** Property tax bills for the last years;  
 727  **10.6.1.3.** As-built construction plans to the Property and the tenant improvements,  
 728 including architectural, electrical, mechanical, and structural systems, engineering reports, and permanent  
 729 Certificates of Occupancy, to the extent now available;  
 730  **10.6.1.4.** A list of all Inclusions to be conveyed to Buyer;  
 731  **10.6.1.5.** Operating statements for the past years;  
 732  **10.6.1.6.** A rent roll accurate and correct to the date of this Contract;  
 733  **10.6.1.7.** All current leases, including any amendments or other occupancy  
 734 agreements, pertaining to the Property. Those leases or other occupancy agreements pertaining to the  
 735 Property that survive Closing are as follows (Leases):  
 736  **10.6.1.8.** A schedule of any tenant improvement work Seller is obligated to complete  
 737 but has not yet been completed and capital improvement work either scheduled or in process on the date of  
 738 this Contract;  
 739  **10.6.1.9.** All insurance policies pertaining to the Property and copies of any claims  
 740 which have been made for the past years;  
 741  **10.6.1.10.** Soils reports, surveys and engineering reports or data pertaining to the  
 742 Property (if not delivered earlier under § 8.3);  
 743  **10.6.1.11.** Any and all existing documentation and reports regarding Phase I and II  
 744 environmental reports, letters, test results, advisories and similar documents respective to the existence or  
 745 nonexistence of asbestos, PCB transformers, or other toxic, hazardous or contaminated substances, and/or  
 746 underground storage tanks and/or radon gas. If no reports are in Seller's possession or known to Seller, Seller  
 747 warrants that no such reports are in Seller's possession or known to Seller;  
 748  **10.6.1.12.** Any *Americans with Disabilities Act* reports, studies or surveys concerning  
 749 the compliance of the Property with said Act;  
 750  **10.6.1.13.** All permits, licenses and other building or use authorizations issued by any  
 751 governmental authority with jurisdiction over the Property and written notice of any violation of any such  
 752 permits, licenses or use authorizations, if any; and  
 753  **10.6.1.14.** Other documents and information:  
 754  
 755  
 756  
 757  
 758  
 759  
 760  
 761  
 762  
 763  
 764  
 765  
 766  
 767  
 768  
 769  
 770

771 **10.6.2. Due Diligence Documents Review and Objection.** Buyer has the right to review and  
 772 object to Due Diligence Documents. If the Due Diligence Documents are not supplied to Buyer or are  
 773 unsatisfactory, in Buyer's sole subjective discretion, Buyer may, on or before **Due Diligence Documents**  
 774 **Objection Deadline:**

775  
 776 **10.6.2.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 25.1, that this  
 777 Contract is terminated; or

778  
 779 **10.6.2.2. Due Diligence Documents Objection.** Deliver to Seller a written description  
 780 of any unsatisfactory Due Diligence Documents that Buyer requires Seller to correct.

781  
 782 **10.6.2.3. Due Diligence Documents Resolution.** If a Due Diligence Documents  
 783 Objection is received by Seller, on or before **Due Diligence Documents Objection Deadline** and if Buyer and  
 784 Seller have not agreed in writing to a settlement thereof on or before **Due Diligence Documents Resolution**  
 785 **Deadline**, this Contract will terminate on **Due Diligence Documents Resolution Deadline** unless Seller  
 786 receives Buyer's written withdrawal of the Due Diligence Documents Objection before such termination, i.e., on  
 787 or before expiration of **Due Diligence Documents Resolution Deadline**.

788  
 789 **10.6.3. Zoning.** Buyer has the Right to Terminate under § 25.1, on or before **Due Diligence**  
 790 **Documents Objection Deadline**, based on any unsatisfactory zoning and any use restrictions imposed by any  
 791 governmental agency with jurisdiction over the Property, in Buyer's sole subjective discretion.

792  
 793 **10.6.4. Due Diligence – Environmental, ADA.** Buyer has the right to obtain environmental  
 794 inspections of the Property including Phase I and Phase II Environmental Site Assessments, as applicable.   
 795 **Seller** **Buyer** will order or provide  **Phase I Environmental Site Assessment**,  **Phase II**  
 796 **Environmental Site Assessment** (compliant with most current version of the applicable ASTM E1527  
 797 standard practices for Environmental Site Assessments) and/or , at the expense of **Seller** **Buyer**  
 798 (Environmental Inspection). In addition, Buyer, at Buyer's expense, may also conduct an evaluation whether  
 799 the Property complies with the *Americans with Disabilities Act* (ADA Evaluation). All such inspections and  
 800 evaluations must be conducted at such times as are mutually agreeable to minimize the interruption of Seller's  
 801 and any Seller's tenants' business uses of the Property, if any.

802  
 803 If Buyer's Phase I Environmental Site Assessment recommends a Phase II Environmental Site  
 804 Assessment, the **Environmental Inspection Termination Deadline** will be extended by days (Extended  
 805 Environmental Inspection Termination Deadline) and if such Extended Environmental Inspection Termination  
 806 Deadline extends beyond the **Closing Date**, the **Closing Date** will be extended a like period of time. In such  
 807 event, **Seller** **Buyer** must pay the cost for such Phase II Environmental Site Assessment.

808  
 809 Notwithstanding Buyer's right to obtain additional environmental inspections of the Property in this §  
 810 10.6.4, Buyer has the Right to Terminate under § 25.1, on or before **Environmental Inspection Termination**  
 811 **Deadline**, or if applicable, the Extended Environmental Inspection Termination Deadline, based on any  
 812 unsatisfactory results of Environmental Inspection, in Buyer's sole subjective discretion.

813  
 814 Buyer has the Right to Terminate under § 25.1, on or before **ADA Evaluation Termination Deadline**,  
 815 based on any unsatisfactory ADA Evaluation, in Buyer's sole subjective discretion.

816  
 817 **10.7. Conditional Upon Sale of Property.** This Contract is conditional upon the sale and closing of  
 818 that certain property owned by Buyer and commonly known as . Buyer has the Right to Terminate under § 25.1  
 819 effective upon Seller's receipt of Buyer's Notice to Terminate on or before **Conditional Sale Deadline** if such  
 820 property is not sold and closed by such deadline. This Section is for the sole benefit of Buyer. If Seller does not  
 821 receive Buyer's Notice to Terminate on or before **Conditional Sale Deadline**, Buyer waives any Right to  
 822 Terminate under this provision.

823  
 824 **10.8. Source of Potable Water (Residential Land and Residential Improvements Only).**  
 825 Buyer **Does** **Does Not** acknowledge receipt of a copy of Seller's Property Disclosure or Source of  
 826 Water Addendum disclosing the source of potable water for the Property.  There is **No Well**. Buyer **Does**  
 827 **Does Not** acknowledge receipt of a copy of the current well permit.

828  
 829 **Note to Buyer: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE**  
 830 **GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED**  
 831 **SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.**

832  
 833 **10.9. Existing Leases; Modification of Existing Leases; New Leases.** Seller states that none of  
 834 the Leases to be assigned to the Buyer at the time of Closing contain any rent concessions, rent reductions or  
 835 rent abatements except as disclosed in the Lease or other writing received by Buyer. Seller will not amend,  
 836  
 837  
 838  
 839  
 840



alter, modify, extend or cancel any of the Leases nor will Seller enter into any new leases affecting the Property without the prior written consent of Buyer, which consent will not be unreasonably withheld or delayed.

## 11. ESTOPPEL STATEMENTS.

**11.1. Estoppel Statements Conditions.** Buyer has the right to review and object to any Estoppel Statements. Seller must request from all tenants of the Property and if received by Seller, deliver to Buyer on or before **Estoppel Statements Deadline**, statements in a form and substance reasonably acceptable to Buyer, from each occupant or tenant at the Property (Estoppel Statement) attached to a copy of the Lease stating:

**11.1.1.** The commencement date of the Lease and scheduled termination date of the Lease;

**11.1.2.** That said Lease is in full force and effect and that there have been no subsequent modifications or amendments;

**11.1.3.** The amount of any advance rentals paid, rent concessions given, and deposits paid to Seller;

**11.1.4.** The amount of monthly (or other applicable period) rental paid to Seller;

**11.1.5.** That there is no default under the terms of said Lease by landlord or occupant; and

**11.1.6.** That the Lease to which the Estoppel Statement is attached is a true, correct and complete copy of the Lease demising the premises it describes.

**11.2. Seller Estoppel Statements.** In the event Seller does not receive from all tenants of the Property a completed signed Estoppel Statement, Seller agrees to complete and execute an Estoppel Statement setting forth the information and documents required §11.1 above and deliver the same to Buyer on or before **Estoppel Statements Deadline**.

**11.3. Estoppel Statements Termination.** Buyer has the Right to Terminate under § 25.1, on or before **Estoppel Statements Termination Deadline**, based on any unsatisfactory Estoppel Statement, in Buyer's sole subjective discretion, or if Seller fails to deliver the Estoppel Statements on or before **Estoppel Statements Deadline**. Buyer also has the unilateral right to waive any unsatisfactory Estoppel Statement.

## CLOSING PROVISIONS

## 12. CLOSING DOCUMENTS, INSTRUCTIONS AND CLOSING.

**12.1. Closing Documents and Closing Information.** Seller and Buyer will cooperate with the Closing Company to enable the Closing Company to prepare and deliver documents required for Closing to Buyer and Seller and their designees. If Buyer is obtaining a loan to purchase the Property, Buyer acknowledges Buyer's lender is required to provide the Closing Company, in a timely manner, all required loan documents and financial information concerning Buyer's loan. Buyer and Seller will furnish any additional information and documents required by Closing Company that will be necessary to complete this transaction. Buyer and Seller will sign and complete all customary or reasonably-required documents at or before Closing.

**12.2. Closing Instructions.** Colorado Real Estate Commission's Closing Instructions  Are  Are Not executed with this Contract.

**12.3. Closing.** Delivery of deed from Seller to Buyer will be at closing (Closing). Closing will be on the date specified as the **Closing Date** or by mutual agreement at an earlier date. The hour and place of Closing will be as designated by [Title Company, Buyer and Seller](#).

**12.4. Disclosure of Settlement Costs.** Buyer and Seller acknowledge that costs, quality and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**13. TRANSFER OF TITLE.** Subject to Buyer's compliance with the terms and provisions of this Contract, including the tender of any payment due at Closing, Seller, provided another deed is not selected, must execute and deliver a good and sufficient special warranty deed to Buyer, at Closing. However, if the box is checked, the parties agree to use the corresponding deed instead:

general warranty deed  bargain and sale deed  quit claim deed  personal representative's deed  
 [Special Warranty](#) deed.

911 **13.1. Special Warranty Deed and General Warranty Deed Exceptions.** If title will be conveyed  
 912 using a special warranty deed or a general warranty deed, title will be conveyed subject to:

- 913 **13.1.1.** General taxes for the year of Closing,  
 914 **13.1.2.** Distribution utility easements (including cable TV),  
 915 **13.1.3.** Those specifically described rights of third parties not shown by the public records  
 916 of which Buyer has actual knowledge and which were accepted by Buyer in accordance with with § 8.3  
 917 (Off-Record Title) and § 9 (New ILC or New Survey),  
 918 **13.1.4.** Inclusion of the Property within any special taxing district,  
 919 **13.1.5.** Any special assessment if the improvements were not installed as of the date of  
 920 Buyer's signature hereon, whether assessed prior to or after Closing and  
 921 **13.1.6.** Other .

922 **13.2. Special Warranty Deed.** In addition to the requirements of § 13.1, if title will be conveyed by  
 923 a special warranty deed, Seller will warrant title against all persons claiming by, through or under Seller subject  
 924 to those specific recorded exceptions, if any, created during Seller's ownership of the Property and described  
 925 by reference to recorded documents shown as Exceptions in the Title Documents that are accepted by Buyer  
 926 in accordance with § 8.2 (Record Title) and described in the deed by reference to the specific recording  
 927 information for each recorded document.

928 **13.3. General Warranty Deed.** In addition to the requirements of § 13.1, if title will be conveyed by  
 929 a general warranty deed, Seller will warrant the title subject to those specific recorded exceptions described by  
 930 reference to recorded documents shown as Exceptions in the Title Documents that are accepted by Buyer in  
 931 accordance with § 8.2 (Record Title) and described in the deed by reference to the specific recording  
 932 information for each recorded document.

933 **14. PAYMENT OF LIENS AND ENCUMBRANCES.** Unless agreed to by Buyer in writing, any amounts  
 934 owed on any liens or encumbrances securing a monetary sum, including, but not limited to, any governmental  
 935 liens for special improvements installed as of the date of Buyer's signature hereon, whether assessed or not  
 936 and previous years' taxes, will be paid at or before Closing by Seller from the proceeds of this transaction or  
 937 from any other source.

938 **15. CLOSING COSTS, CLOSING FEE, ASSOCIATION FEES AND TAXES.**

939 **15.1. Closing Costs.** Buyer and Seller must pay, in Good Funds, their respective closing costs  
 940 and all other items required to be paid at Closing, except as otherwise provided herein.

941 **15.2. Closing Services Fee.** The fee for real estate closing services must be paid at Closing by  
 942  Buyer  Seller  One-Half by Buyer and One-Half by Seller  
 943  Other

944 **15.3. Status Letter and Record Change Fees.** At least fourteen days prior to **Closing Date**,  
 945 Seller agrees to promptly request the Association to deliver to Buyer a current Status Letter. Any fees incident  
 946 to the issuance of Association's Status Letter must be paid by  None  Buyer  Seller  One-Half by  
 947 Buyer and One-Half by Seller. Any Record Change Fee must be paid by  None  Buyer  Seller  
 948  One-Half by Buyer and One-Half by Seller .

949 **15.4. Local Transfer Tax.**  The Local Transfer Tax of % of the Purchase Price must  
 950 be paid at Closing by  None  Buyer  Seller  One-Half by Buyer and One-Half by Seller.

951 **15.5. Private Transfer Fee.** Private transfer fees and other fees due to a transfer of the Property,  
 952 payable at Closing, such as community association fees, developer fees and foundation fees, must be paid at  
 953 Closing by  None  Buyer  Seller  One-Half by Buyer and One-Half by Seller. The Private Transfer  
 954 fee, whether one or more, is for the following association(s): in the total amount of na% of the Purchase Price  
 955 or \$.

956 **15.6. Water Transfer Fees.** The Water Transfer Fees can change. The fees, as of the date of  
 957 this Contract, do not exceed \$ for:

958  Water Stock/Certificates  Water District  
 959  Augmentation Membership  Small Domestic Water Company  and must be paid at Closing by   
 960 None  Buyer  Seller  One-Half by Buyer and One-Half by Seller

961 **15.7. Sales and Use Tax.** Any sales and use tax that may accrue because of this transaction

must be paid when due by  None  Buyer  Seller  One-Half by Buyer and One-Half by Seller.

### 15.8. FIRPTA and Colorado Withholding.

**15.8.1. FIRPTA.** The Internal Revenue Service (IRS) may require a substantial portion of the Seller's proceeds be withheld after Closing when Seller is a foreign person. If required withholding does not occur, the Buyer could be held liable for the amount of the Seller's tax, interest and penalties. If the box in this Section is checked, Seller represents that Seller  IS a foreign person for purposes of U.S. income taxation. If the box in this Section is not checked, Seller represents that Seller is not a foreign person for purposes of U.S. income taxation. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's foreign person status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

**15.8.2. Colorado Withholding.** The Colorado Department of Revenue may require a portion of the Seller's proceeds be withheld after Closing when Seller will not be a Colorado resident after Closing, if not otherwise exempt. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

**16. PRORATIONS AND ASSOCIATION ASSESSMENTS.** The following will be prorated to the **Closing Date**, except as otherwise provided:

**16.1. Taxes.** Personal property taxes, if any, special taxing district assessments, if any and general real estate taxes for the year of Closing, based on  Taxes for the Calendar Year Immediately Preceding Closing  Most Recent Mill Levy and Most Recent Assessed Valuation,  Other .

**16.2. Rents.** Rents based on  Rents Actually Received  Accrued. At Closing, Seller will transfer or credit to Buyer the security deposits for all Leases assigned, or any remainder after lawful deductions and notify all tenants in writing of such transfer and of the transferee's name and address. Seller must assign to Buyer all Leases in effect at Closing and Buyer must assume Seller's obligations under such Leases.

**16.3. Association Assessments.** Current regular Association assessments and dues (Association Assessments) paid in advance will be credited to Seller at Closing. Cash reserves held out of the regular Association Assessments for deferred maintenance by the Association will not be credited to Seller except as may be otherwise provided by the Governing Documents. Buyer acknowledges that Buyer may be obligated to pay the Association, at Closing, an amount for reserves or working capital. Any special assessment assessed prior to **Closing Date** by the Association will be the obligation of  Buyer  Seller. Except however, any special assessment by the Association for improvements that have been installed as of the date of Buyer's signature hereon, whether assessed prior to or after Closing, will be the obligation of Seller. Seller represents there are no unpaid regular or special assessments against the Property except the current regular assessments and . Association Assessments are subject to change as provided in the Governing Documents.

**16.4. Other Prorations.** Water and sewer charges, propane, interest on continuing loan and .

**16.5. Final Settlement.** Unless otherwise agreed in writing, these prorations are final.

**17. POSSESSION.** Possession of the Property will be delivered to Buyer on **Possession Date** at **Possession Time**, subject to the Leases as set forth in § 10.6.1.7.

If Seller, after Closing, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally liable to Buyer for payment of \$ 100.00 per day (or any part of a day notwithstanding § 18.1) from **Possession Date** and **Possession Time** until possession is delivered.

## GENERAL PROVISIONS

**18. DAY; COMPUTATION OF PERIOD OF DAYS, DEADLINE.**

**18.1. Day.** As used in this Contract, the term "day" means the entire day ending at 11:59 p.m., United States Mountain Time (Standard or Daylight Savings, as applicable).

**18.2. Computation of Period of Days, Deadline.** In computing a period of days (e.g., three days after MEC), when the ending date is not specified, the first day is excluded and the last day is included. If any deadline falls on a Saturday, Sunday or federal or Colorado state holiday (Holiday), such deadline  **Will**  **Will Not** be extended to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked, the deadline will not be extended.

**19. CAUSES OF LOSS, INSURANCE; DAMAGE TO INCLUSIONS AND SERVICES; CONDEMNATION; AND WALK-THROUGH.** Except as otherwise provided in this Contract, the Property, Inclusions or both will be delivered in the condition existing as of the date of this Contract, ordinary wear and tear excepted.

**19.1. Causes of Loss, Insurance.** In the event the Property or Inclusions are damaged by fire, other perils or causes of loss prior to Closing (Property Damage) in an amount of not more than ten percent of the total Purchase Price and if the repair of the damage will be paid by insurance (other than the deductible to be paid by Seller), then Seller, upon receipt of the insurance proceeds, will use Seller's reasonable efforts to repair the Property before **Closing Date**. Buyer has the Right to Terminate under § 25.1, on or before **Closing Date**, if the Property is not repaired before **Closing Date**, or if the damage exceeds such sum. Should Buyer elect to carry out this Contract despite such Property Damage, Buyer is entitled to a credit at Closing for all insurance proceeds that were received by Seller (but not the Association, if any) resulting from damage to the Property and Inclusions, plus the amount of any deductible provided for in the insurance policy. This credit may not exceed the Purchase Price. In the event Seller has not received the insurance proceeds prior to Closing, the parties may agree to extend the **Closing Date** to have the Property repaired prior to Closing or, at the option of Buyer, (1) Seller must assign to Buyer the right to the proceeds at Closing, if acceptable to Seller's insurance company and Buyer's lender; or (2) the parties may enter into a written agreement prepared by the parties or their attorney requiring the Seller to escrow at Closing from Seller's sale proceeds the amount Seller has received and will receive due to such damage, not exceeding the total Purchase Price, plus the amount of any deductible that applies to the insurance claim.

**19.2. Damage, Inclusions and Services.** Should any Inclusion or service (including utilities and communication services), system, component or fixture of the Property (collectively Service) (e.g., heating or plumbing), fail or be damaged between the date of this Contract and Closing or possession, whichever is earlier, then Seller is liable for the repair or replacement of such Inclusion or Service with a unit of similar size, age and quality, or an equivalent credit, but only to the extent that the maintenance or replacement of such Inclusion or Service is not the responsibility of the Association, if any, less any insurance proceeds received by Buyer covering such repair or replacement. If the failed or damaged Inclusion or Service is not repaired or replaced on or before Closing or possession, whichever is earlier, Buyer has the Right to Terminate under § 25.1, on or before **Closing Date**, or, at the option of Buyer, Buyer is entitled to a credit at Closing for the repair or replacement of such Inclusion or Service. Such credit must not exceed the Purchase Price. If Buyer receives such a credit, Seller's right for any claim against the Association, if any, will survive Closing.

**19.3. Condemnation.** In the event Seller receives actual notice prior to Closing that a pending condemnation action may result in a taking of all or part of the Property or Inclusions, Seller must promptly notify Buyer, in writing, of such condemnation action. Buyer has the Right to Terminate under § 25.1, on or before **Closing Date**, based on such condemnation action, in Buyer's sole subjective discretion. Should Buyer elect to consummate this Contract despite such diminution of value to the Property and Inclusions, Buyer is entitled to a credit at Closing for all condemnation proceeds awarded to Seller for the diminution in the value of the Property or Inclusions but such credit will not include relocation benefits or expenses, or exceed the Purchase Price.

**19.4. Walk-Through and Verification of Condition.** Buyer, upon reasonable notice, has the right to walk through the Property prior to Closing to verify that the physical condition of the Property and Inclusions complies with this Contract.

**19.5. Home Warranty. [Intentionally Deleted]**

**19.6. Risk of Loss – – Growing Crops** The risk of loss for damage to growing crops by fire or other casualty will be borne by the party entitled to the growing crops as provided in § 2.8 and such party is entitled

1121 to such insurance proceeds or benefits for the growing crops.  
1122

1123 **20. RECOMMENDATION OF LEGAL AND TAX COUNSEL.** By signing this Contract, Buyer and Seller  
1124 acknowledge that the respective broker has advised that this Contract has important legal consequences and  
1125 has recommended the examination of title and consultation with legal and tax or other counsel before signing  
1126 this Contract.  
1127  
1128

1129 **21. TIME OF ESSENCE, DEFAULT AND REMEDIES.** Time is of the essence for all dates and deadlines  
1130 in this Contract. This means that all dates and deadlines are strict and absolute. If any payment due, including  
1131 Earnest Money, is not paid, honored or tendered when due, or if any obligation is not performed timely as  
1132 provided in this Contract or waived, the non-defaulting party has the following remedies:  
1133

1134 **21.1. If Buyer is in Default:**

1135  **21.1.1. Specific Performance.** Seller may elect to cancel this Contract and all Earnest  
1136 Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest  
1137 Money is not a penalty and the Parties agree the amount is fair and reasonable. Seller may recover such  
1138 additional damages as may be proper. Alternatively, Seller may elect to treat this Contract as being in full force  
1139 and effect and Seller has the right to specific performance or damages, or both.  
1140

1141 **21.1.2. Liquidated Damages, Applicable. This § 21.1.2 applies unless the box in § 21.1.1.**  
1142 **is checked.** Seller may cancel this Contract. All Earnest Money (whether or not paid by Buyer) will be paid to  
1143 Seller and retained by Seller. It is agreed that the Earnest Money specified in § 4.1 is LIQUIDATED DAMAGES  
1144 and not a penalty, which amount the parties agree is fair and reasonable and (except as provided in §§ 10.4,  
1145 22, 23 and 24), said payment of Earnest Money is SELLER'S ONLY REMEDY for Buyer's failure to perform  
1146 the obligations of this Contract. Seller expressly waives the remedies of specific performance and additional  
1147 damages.  
1148

1149 **21.2. If Seller is in Default:** Buyer may elect to treat this Contract as canceled, in which case all  
1150 Earnest Money received hereunder will be returned to Buyer and Buyer may recover such damages as may be  
1151 proper. Alternatively, Buyer may elect to treat this Contract as being in full force and effect and Buyer has the  
1152 right to specific performance or damages, or both.  
1153

1154 **22. LEGAL FEES, COST AND EXPENSES.** Anything to the contrary herein notwithstanding, in the event  
1155 of any arbitration or litigation relating to this Contract, prior to or after **Closing Date**, the arbitrator or court must  
1156 award to the prevailing party all reasonable costs and expenses, including attorney fees, legal fees and  
1157 expenses.  
1158

1159 **23. MEDIATION.** If a dispute arises relating to this Contract (whether prior to or after Closing) and is not  
1160 resolved, the parties must first proceed, in good faith, to mediation. Mediation is a process in which the parties  
1161 meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot  
1162 impose binding decisions. Before any mediated settlement is binding, the parties to the dispute must agree to  
1163 the settlement, in writing. The parties will jointly appoint an acceptable mediator and will share equally in the  
1164 cost of such mediation. The obligation to mediate, unless otherwise agreed, will terminate if the entire dispute  
1165 is not resolved within thirty days of the date written notice requesting mediation is delivered by one party to the  
1166 other at that party's last known address (physical or electronic as provided in § 27). Nothing in this Section  
1167 prohibits either party from filing a lawsuit and recording a *lis pendens* affecting the Property, before or after the  
1168 date of written notice requesting mediation. This Section will not alter any date in this Contract, unless  
1169 otherwise agreed.  
1170

1171 **24. EARNEST MONEY DISPUTE.** Except as otherwise provided herein, Earnest Money Holder must  
1172 release the Earnest Money following receipt of written mutual instructions, signed by both Buyer and Seller. In  
the event of any controversy regarding the Earnest Money, Earnest Money Holder is not required to release the  
Earnest Money. Earnest Money Holder, in its sole subjective discretion, has several options: (1) wait for any  
proceeding between Buyer and Seller; (2) interplead all parties and deposit Earnest Money into a court of  
competent jurisdiction (Earnest Money Holder is entitled to recover court costs and reasonable attorney and  
legal fees incurred with such action); or (3) provide notice to Buyer and Seller that unless Earnest Money

Holder receives a copy of the Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one hundred twenty days of Earnest Money Holder's notice to the parties, Earnest Money Holder is authorized to return the Earnest Money to Buyer. In the event Earnest Money Holder does receive a copy of the Lawsuit and has not interpleaded the monies at the time of any Order, Earnest Money Holder must disburse the Earnest Money pursuant to the Order of the Court. The parties reaffirm the obligation of § 23 (Mediation). This Section will survive cancellation or termination of this Contract.

**25. TERMINATION.**

**25.1. Right to Terminate.** If a party has a right to terminate, as provided in this Contract (Right to Terminate), the termination is effective upon the other party's receipt of a written notice to terminate (Notice to Terminate), provided such written notice was received on or before the applicable deadline specified in this Contract. If the Notice to Terminate is not received on or before the specified deadline, the party with the Right to Terminate accepts the specified matter, document or condition as satisfactory and waives the Right to Terminate under such provision.

**25.2. Effect of Termination.** In the event this Contract is terminated, all Earnest Money received hereunder will be returned to Buyer and the parties are relieved of all obligations hereunder, subject to §§ 10.4, 22, 23 and 24.

**26. ENTIRE AGREEMENT, MODIFICATION, SURVIVAL; SUCCESSORS.** This Contract, its exhibits and specified addenda, constitute the entire agreement between the parties relating to the subject hereof and any prior agreements pertaining thereto, whether oral or written, have been merged and integrated into this Contract. No subsequent modification of any of the terms of this Contract is valid, binding upon the parties, or enforceable unless made in writing and signed by the parties. Any right or obligation in this Contract that, by its terms, exists or is intended to be performed after termination or Closing survives the same. Any successor to a party receives the predecessor's benefits and obligations of this Contract.

**27. NOTICE, DELIVERY AND CHOICE OF LAW.**

**27.1. Physical Delivery and Notice.** Any document, or notice to Buyer or Seller must be in writing, except as provided in § 27.2 and is effective when physically received by such party, any individual named in this Contract to receive documents or notices for such party, Broker, or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing must be received by the party, not Broker or Brokerage Firm).

**27.2. Electronic Notice.** As an alternative to physical delivery, any notice, may be delivered in electronic form to Buyer or Seller, any individual named in this Contract to receive documents or notices for such party, Broker or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing must be received by the party, not Broker or Brokerage Firm) at the electronic address of the recipient by facsimile, email or .

**27.3. Electronic Delivery.** Electronic Delivery of documents and notice may be delivered by: (1) email at the email address of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to access the documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.

**27.4. Choice of Law.** This Contract and all disputes arising hereunder are governed by and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property located in Colorado.

**28. NOTICE OF ACCEPTANCE, COUNTERPARTS.** This proposal will expire unless accepted in writing, by Buyer and Seller, as evidenced by their signatures below and the offering party receives notice of such acceptance pursuant to § 27 on or before **Acceptance Deadline Date** and **Acceptance Deadline Time**. If accepted, this document will become a contract between Seller and Buyer. A copy of this Contract may be executed by each party, separately and when each party has executed a copy thereof, such copies taken together are deemed to be a full and complete contract between the parties.

**29. GOOD FAITH.** Buyer and Seller acknowledge that each party has an obligation to act in good faith

**ADDITIONAL PROVISIONS AND ATTACHMENTS**

**30. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate Commission.)

**§ 2.2. NO ASSIGNABILITY. Notwithstanding § 2.2 or anything contained in this Contract to the contrary, Buyer has the right to assign this Contract to a trust, limited liability company or other entity that controls, is controlled by, or under common control with Buyer.**

**31. OTHER DOCUMENTS.**

**31.1.** The following documents are a part of this Contract:

**Addendum A**

**31.2.** The following documents have been provided but are **not** a part of this Contract:

**SIGNATURES**

*Diego Ormedilla*

Date: 1/7/2019

Buyer: **Diego Ormedilla**

*Carolina Cancelleri*

Date: 1/7/2019

Buyer: **Carolina Cancelleri**

**[NOTE: If this offer is being countered or rejected, do not sign this document.]**

Date: \_\_\_\_\_

Seller: **DIXVILLE NOTCH INVESTMENTS LLC and BLACK BASS INVESTMENTS LLC**  
**By: Frederick Chin, CEO**

**END OF CONTRACT TO BUY AND SELL REAL ESTATE**

**32. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.**

(To be completed by Broker working with Buyer)

Broker  **Does**  **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Buyer as a  Buyer's Agent  Transaction-Broker in this transaction.  This is a **Change of Status**.

**Customer**. Broker has no brokerage relationship with Buyer. See § 33 for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid by  Listing Brokerage  Buyer  Other .

Brokerage Firm's Name: **Aspen Snowmass Sotheby's**

Brokerage Firm's License #:



Date: 1/7/2019

Broker's Name: **Laura Gee**

Broker's License #: **EA 100005275**

Address: **201 Midland Avenue Basalt, CO 81621**

Ph: **970-948-8568** Fax: Email Address: **Laura.Gee@SothebysRealty.com**

---

**33. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.**

(To be completed by Broker working with Seller)

Broker  Does  Does Not acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Seller as a  Seller's Agent  Transaction-Broker in this transaction.  This is a **Change of Status**.

**Customer**. Broker has no brokerage relationship with Seller. See § 32 for Broker's brokerage relationship with Buyer.

Brokerage Firm's compensation or commission is to be paid by  Seller  Buyer  Other .

Brokerage Firm's Name: **Aspen Snowmass Sotheby's**

Brokerage Firm's License #:



Broker's  
Name:



Date: 1/7/2019

Broker's License #:

Address: **201 Midland Avenue Basalt, CO 81621**

Ph: 970-948-8568 Fax: Email Address: [Laura.Gee@SothebysRealty.com](mailto:Laura.Gee@SothebysRealty.com);  
[raleigh.vos@sothebysrealty.com](mailto:raleigh.vos@sothebysrealty.com)

---

CBS4-6-18. CONTRACT TO BUY AND SELL REAL ESTATE (LAND)

CTM eContracts - ©2016 CTM Software Corp.

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CP40-6-18) (Mandatory 1-19)

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

### COUNTERPROPOSAL

Date: 1/8/2019

1. This Counterproposal supersedes and replaces any previous counterproposal. This Counterproposal amends the proposed contract dated 1/7/2019 (Contract), between **DIXVILLE NOTCH INVESTMENTS LLC and BLACK BASS INVESTMENTS LLC** (Seller), and **Diego Ormedilla and Carolina Cancelleri** (Buyer), relating to the sale and purchase of the following legally described real estate in the County of **Garfield**, Colorado:

**Subdivision: ASPEN GLEN FLG 1 Lot: F-15 Section: 20 Township: 7 Range: 88**

**and**

**Subdivision: ASPEN GLEN FLG 1 Lot: D-20 Section: 29 Township: 7 Range: 88**

known as No. **177 W Diamond A Ranch and TBD Sweetgrass Road, Carbondale, CO 81623** (Property).

**NOTE: If the table is omitted, or if any item is left blank or is marked in the "No Change" column, it means no change to the corresponding provision of the Contract. If any item is marked in the "Deleted" column, it means that the corresponding provision of the Contract to which reference is made is deleted.**

2. **§ 3.1 Dates and Deadlines.** [Note: This table may be omitted if inapplicable.]

Item No.	Reference	Event	Date or Deadline	No Change	Deleted
1	§ 4.3	Alternative Earnest Money Deadline	<b>no change</b>		
<b>Title</b>					
2	§ 8.1, § 8.4	Record Title Deadline	<b>no change</b>		
3	§ 8.2, § 8.4	Record Title Objection Deadline	<b>no change</b>		
4	§ 8.3	Off-Record Title Deadline	<b>no change</b>		
5	§ 8.3	Off-Record Title Objection Deadline	<b>no change</b>		
6	§ 8.5	Title Resolution Deadline	<b>no change</b>		
7	§ 8.6	Right of First Refusal Deadline	<b>no change</b>		
<b>Owners' Association</b>					
8	§ 7.2	Association Documents Deadline	<b>no change</b>		
9	§ 7.4	Association Documents Termination Deadline	<b>no change</b>		
<b>Seller's Disclosures</b>					
10	§ 10.1	Seller's Property Disclosure Deadline	<b>no change</b>		
11	§ 10.10	Lead-Based Paint Disclosure Deadline CBS 1, 2, F1	<b>no change</b>		
<b>Loan and Credit</b>					
12	§ 5.1	Loan Application Deadline	<b>no change</b>		
13	§ 5.2	Loan Termination Deadline	<b>no change</b>		
14	§ 5.3	Buyer's Credit Information Deadline	<b>no change</b>		
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	<b>no change</b>		

16	§ 5.4	Existing Loan Documents Deadline	<i>no change</i>			
17	§ 5.4	Existing Loan Documents Termination Deadline	<i>no change</i>			
18	§ 5.4	Loan Transfer Approval Deadline	<i>no change</i>			
19	§ 4.7	Seller or Private Financing Deadline	<i>no change</i>			
<b>Appraisal</b>						
20	§ 6.2	Appraisal Deadline	<i>no change</i>			
21	§ 6.2	Appraisal Objection Deadline	<i>no change</i>			
22	§ 6.2	Appraisal Resolution Deadline	<i>no change</i>			
<b>Survey</b>						
23	§ 9.1	New ILC or New Survey Deadline	<i>Deleted</i>			<input checked="" type="checkbox"/>
24	§ 9.3	New ILC or New Survey Objection Deadline	<i>Deleted</i>			<input checked="" type="checkbox"/>
25	§ 9.3	New ILC or New Survey Resolution Deadline	<i>Deleted</i>			<input checked="" type="checkbox"/>
<b>Inspection and Due Diligence</b>						
26	§ 10.3	Inspection Objection Deadline	<i>no change</i>			
27	§ 10.3	Inspection Termination Deadline	<i>no change</i>			
28	§ 10.3	Inspection Resolution Deadline	<i>no change</i>			
29	§ 10.5	Property Insurance Termination Deadline	<i>no change</i>			
30	§ 10.6	Due Diligence Documents Delivery Deadline	<i>no change</i>			
31	§ 10.6	Due Diligence Documents Objection Deadline	<i>no change</i>			
32	§ 10.6	Due Diligence Documents Resolution Deadline	<i>no change</i>			
33	§ 10.6	Environmental Inspection Objection Deadline CBS2, 3, 4	<i>no change</i>			
34	§ 10.6	ADA Evaluation Objection Deadline CBS2, 3, 4	<i>no change</i>			
35	§ 10.7	Conditional Sale Deadline	<i>no change</i>			
36	§ 10.10	Lead-Based Paint Termination Deadline CBS 1, 2, F1	<i>no change</i>			
37	§ 11.1, 11.2	Estoppel Statements Deadline CBS2, 3, 4	<i>no change</i>			
38	§ 11.3	Estoppel Statements Termination Deadline CBS2,3,4	<i>no change</i>			
<b>Closing and Possession</b>						
39	§ 12.3	Closing Date	<i>no change</i>			
40	§ 17	Possession Date	<i>no change</i>			
41	§ 17	Possession Time	<i>no change</i>			
42	<i>n/a</i>	<i>n/a</i>	<i>no change</i>			
43	<i>n/a</i>	<i>n/a</i>	<i>no change</i>			

19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31

**3. § 4. PURCHASE PRICE AND TERMS. [Omitted as inapplicable]**

**4. ATTACHMENTS.** The following are a part of this Counterproposal:

*no change*

**Note:** The following documents have been provided but are **not** a part of this Counterproposal:

*no change*

**5. OTHER CHANGES.**

*no change*

**6. ACCEPTANCE DEADLINE.** This Counterproposal expires unless accepted in writing by Seller and Buyer as evidenced by their signatures below and the offering party to this document receives notice of such acceptance on or before *January 10, 2019 5:00pm MT.*

Date Time

32  
33

If accepted, the Contract, as amended by this Counterproposal, will become a contract between Seller and Buyer. All other terms and conditions of the Contract remain the same.

*Frederick Chin, CEO*

Date: 1/8/2019

34

Seller: **DIXVILLE NOTCH INVESTMENTS LLC and BLACK BASS INVESTMENTS LLC**  
**By: Frederick Chin, CEO**

Address:

35

36 Seller: \_\_\_\_\_ Date: \_\_\_\_\_

37

Address:

38

*Diego Ormedilla*

Date: 1/8/2019

39

Buyer: **Diego Ormedilla**

Address:

40

*Carolina Cancelleri*

Date: 1/8/2019

41

Buyer: **Carolina Cancelleri**

Address:

42 **Note:** When this Counterproposal form is used, the Contract is **not** to be signed by the party initiating this Counterproposal. Brokers must complete and sign the Broker's Acknowledgments and Compensation Disclosure portion of the Contract.

---

**CP40-6-18. COUNTERPROPOSAL**

CTM eContracts - ©2016 CTM Software Corp.

**ADDENDUM A****To Contract to Buy and Sell Real Estate**

This Addendum A to that certain Contract to Buy and Sell Real Estate dated January 7, 2019, between Diego Ormedilla and Carolina Cancelleri, Buyer, and Dixville Notch Investments LLC and Black Bass Investments LLC, Seller, for the property known as ASPEN GLEN FLG 1 Lot: F-15 Section: 20 Township: 7 Range: 88 and ASPEN GLEN FLG 1 Lot: D-20 Section: 29 Township: 7 Range: 88 and commonly known as 177 W Diamond A Ranch Road and TBD Sweetgrass, Carbondale, CO 81623 (“Contract”) is hereby made a part of the Contract, as referenced in Section 31.1 of the Contract. In the event of a conflict between this Addendum and the Contract, this Addendum shall prevail. The Sections indicated below clarify or amend, as appropriate, the corresponding Section in the Contract.

The following provisions are hereby added as Additional Provisions to Section 30 of the Contract:

**§30.1. Proof of Funds.** Buyer shall provide verified proof of funds on or before the Alternative Earnest Money Deadline in an amount not less than the amount stated as Cash at Closing in Paragraph 4.1.

**§30.2. Pending Litigation.** Seller is a limited liability company wholly owned by Woodbridge Group of Companies, LLC (“Woodbridge”). Seller and Woodbridge have each filed petitions under chapter 11 of the Bankruptcy Code and there is pending litigation against and/or involving Seller and Woodbridge, which could affect the Property or Seller’s ability to convey title to the Property or obtain a release of any deeds of trust encumbering the Property prior to Closing, including Case No. 17-12560-KJC in the United States Bankruptcy Court for the District of Delaware, as well as Case No. 17-24624-CIV, in the United States District Court, Southern District of Florida.

**§30.3. Approval of Bankruptcy Court.** Seller is a Debtor in jointly-administered bankruptcy Case No. 17-12560-KJC in the United States Bankruptcy Court for the District of Delaware (the “Bankruptcy Court”). This Agreement, including Seller’s obligation to transfer title free and clear of all liens in Paragraph 13, is expressly contingent upon the Bankruptcy Court’s entry of a final, non-appealable order approving this Agreement (“Sale Order”) on or prior to Closing, and any transaction(s) contained herein, including payment or escrow of the brokerage commission as well as the conveyance of the Property free and clear of all monetary liens and encumbrances. Seller will use reasonable efforts to file a motion for approval of this Agreement with the Bankruptcy Court promptly after Buyer has confirmed in writing that all Buyer objection and resolution deadlines or any other contingency periods have lapsed or have been waived consistent with Paragraph 30.9 below. If the Sale Order has not been approved by the Bankruptcy Court on or before 180 days after MEC (the “Sale Order Deadline”), then Buyer may elect to terminate the Contract upon written notice to Seller at any time after the Sale Order Deadline, with all Earnest Money refunded to Buyer. Unless and until Buyer exercises the right to terminate as set forth in this Paragraph, the Sale Order Deadline will be deemed extended, until the earlier of (i) Buyer’s written notice of termination to Seller or (ii) receipt by Buyer of the Sale Order. Notwithstanding foregoing, if the Bankruptcy Court issues an order denying the sale of the Property, or if the Sale Order is appealed after approval by any party in the Bankruptcy Court, then this Contract will automatically terminate upon Seller’s written notice to Buyer of the same and all Earnest Money will be returned to Buyer.

**§30.4. Parties’ Approval of Sale Order.** Upon issuance of the Sale Order by the Bankruptcy Court, Seller will deliver the Sale Order to Buyer. Buyer and Seller will have 3 business days from delivery of the Sale Order to Buyer to review and approve the Sale Order (“Sale Order Approval Deadline”). Either party, in its reasonable discretion, may elect to terminate the Contract by written notice to the

other party by the Sale Order Approval Deadline if the Sale Order amends or alters any material term or condition of the Contract (e.g., purchase price, or any Schedule B-1 requirement of the Title Commitment issued by the Title Company) and such amended term or condition imposes an undue burden on either party as a requirement of closing. If neither party provides the other party with a notice to terminate by the Sale Order Approval Deadline, the Sale Order will be deemed approved by both parties. Closing shall occur within five (5) days after the Sale Order becomes final and non-appealable.

**§30.5. Buyer's Remedies.** Paragraph 21.2 shall be deleted and replaced with the following: 21.2. If Seller is in Default: Buyer may elect to treat this Contract as canceled, in which case all Earnest Money received hereunder will be returned. Said payment of Earnest Money is Buyer's Only Remedy for Seller's failure to perform the obligations of this Contract. Buyer expressly waives all additional remedies, including the remedies of specific performance and additional damages.

**§30.6. Property and Inclusions Sold "As Is."** Buyer is hereby notified that the property is being sold "As Is" and "With All Faults" based upon Buyer's own investigation(s). Seller shall neither undertake any repairs to the property nor make any financial concessions in consideration of any objections Buyer may have to the physical condition of the property. This provision does not limit Buyer's rights under Paragraph 10 of the Contract.

**§30.7. Property Disclosures; Reliance.** Notwithstanding anything to the contrary in the Contract, Buyer acknowledges and agrees that Seller will not provide and is under no obligation or duty to provide any information or disclosures regarding the Property. If any information is provided by Seller ("Information"), then it is provided by Seller to Buyer "as-is", without recourse, and with no representations or warranties of any kind, including without limitation as to the accuracy or completeness of such documents or information. Buyer cannot rely on the Information unless Buyer obtains, at Buyer's expense, reliance letters from any third-party preparers of such information. Not in limitation of the foregoing, Buyer acknowledges and agrees that Seller shall have no liability, and is hereby released from all liability, to Buyer and any third party, with respect to the Information, including without limitation any liability for misrepresentations, misstatements, mistakes, errors, or other inaccuracies contained in any Information. This Paragraph shall survive Closing and any termination of this Contract, any other provision hereof to the contrary notwithstanding.

**§30.8. Buyer's Diligence.** Buyer warrants and represents to Seller that Buyer is relying solely on Buyer's own investigation of the Property and Inclusions and not on any information provided or to be provided by Seller; Buyer will review and investigate the property and any improvements on it and Inclusions as Buyer deems necessary and appropriate and will consult such records, outside resources, consultants and engineers as Buyer deems appropriate; and Buyer's decision to purchase the Property and Inclusions will be based solely on that review, investigation, and consultation. If Buyer acquires the Property and Inclusions, Buyer will be doing so in its then present condition.

**§30.9. Buyer's Confirmation of Completed Diligence.** Within 3 days after the expiration of the final objection and/or resolution deadline, or earlier in Buyer's discretion, Buyer shall confirm in writing that all contingencies have expired by providing the following notice to Seller in writing: "Buyer has conducted its due diligence of all aspects of the Property and Inclusions and is satisfied with the condition of the same in all respects, and hereby expressly waives any right Buyer currently has, or in the future may have, to object under any objection deadline or other contingency under the Contract, including pursuant to Paragraphs 7.4, 8.2, 8.3, 8.4, 9.3, 10.3, 10.5, or 10.6, or any other Right to Terminate contained within the Contract, except for Buyer's Right to Terminate pursuant to Additional Provisions, Paragraphs 30.3 and 30.4 related to the Bankruptcy Court's approval of Sale Order. Buyer's Earnest Money is nonrefundable in all other respects. All other terms of the Contract are hereby

ratified.” Seller has no obligation to file a motion for the Sale Order until Buyer has delivered this confirmation to Seller.

**§30.10. Attorney Review.** This Contract is contingent upon the satisfactory review of the Contract by the Buyer’s and Seller’s respective attorneys within five (5) business days of MEC. In the event any of the legal provisions of the Contract are deemed unsatisfactory by either attorney, such attorney shall provide the other party with written notice of the unsatisfactory provision within a five (5) business days of MEC. If neither party provides such written notice within such period, this contingency shall be deemed satisfied. If written notice of an unsatisfactory provision is provided within such period, and the Buyer and Seller have not executed an amendment to the Contract in mutual resolution of the unsatisfactory provision within seven (7) business days of complete execution of this Contract, then this Contract shall be deemed terminated. Upon termination, all earnest monies shall be returned to Buyer and both parties shall be relieved of all further obligations hereunder.

**§30.11. Assignment by Seller.** Notwithstanding anything to the contrary herein or in the Contract, Seller may assign its interest in the Contract to Woodbridge Wind-Down Entity LLC, a Delaware limited liability company, or to a newly formed subsidiary of Woodbridge at any time before Closing at Seller’s sole discretion. Upon such assignment, the Seller-LLC under the original Contract shall be relieved of any and all obligations related to the Contract and the assignee entity will assume all rights and obligations of the Contract.

<b>BUYER:</b>	<i>Diego Ormedilla</i>	Date <b>01/07/2019</b>
	_____	
	<a href="#">Diego Ormedilla</a>	
	_____	
	<i>Carolina Cancelleri</i>	Date <b>01/08/2019</b>
	_____	
	<a href="#">Carolina Cancelleri</a>	
	_____	
<b>SELLER:</b>	<i>Frederick Chin</i>	Date <b>01/09/2019</b>
	_____	
	<a href="#">Frederick Chin</a>	
	_____	
	_____	Date
	_____	

This addendum has not been approved by Colorado Real Estate Commission. It was prepared by Seller’s legal counsel, Balcomb & Green, P.C. for the sole use of Woodbridge Group of Companies, LLC.

**EXHIBIT B**  
**BROKER AGREEMENT**



Aspen Snowmass | Sotheby's INTERNATIONAL REALTY  
Aspen Snowmass Sotheby's  
Laura Gee Laura.Gee@SothebysRealty.com;  
raleigh.vos@sothebysrealty.com  
Ph: 970-948-8568

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (LC50-6-16) (Mandatory 1-17)

**THIS IS A BINDING CONTRACT. THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

**Compensation charged by brokerage firms is not set by law. Such charges are established by each real estate brokerage firm.**

**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE BUYER AGENCY, SELLER AGENCY OR TRANSACTION-BROKERAGE.**

**EXCLUSIVE RIGHT-TO-SELL LISTING CONTRACT**

**SELLER AGENCY**       **TRANSACTION-BROKERAGE**

Date: **4/13/2018**

**1. AGREEMENT.** Seller and Brokerage Firm enter into this exclusive, irrevocable contract (Seller Listing Contract) and agree to its provisions. Broker, on behalf of Brokerage Firm, agrees to provide brokerage services to Seller. Seller agrees to pay Brokerage Firm as set forth in this Seller Listing Contract.

**2. BROKER AND BROKERAGE FIRM.**

**2.1. Multiple-Person Firm.** If this box is checked, the individual designated by Brokerage Firm to serve as the broker of Seller and to perform the services for Seller required by this Seller Listing Contract is called Broker. If more than one individual is so designated, then references in this Seller Listing Contract to Broker include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

**2.2. One-Person Firm.** If this box is checked, Broker is a real estate brokerage firm with only one licensed natural person. References in this Seller Listing Contract to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who serve as the broker of Seller and perform the services for Seller required by this Seller Listing Contract.

**3. DEFINED TERMS.**

**3.1. Seller:** *Woodbridge Group of Companies, LLC*

**3.2. Brokerage Firm:** *Aspen Snowmass Sotheby's*

**3.3. Broker:** *Laura Gee*

**3.4. Property.** The Property is the following legally described real estate in the County of , Colorado:  
*See attached Exhibit A ,*  
known as No. , **CO** ,

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto, and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded.

**3.5. Sale; Lease.**

71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140

3.5.1. A Sale is the voluntary transfer or exchange of any interest in the Property or the voluntary creation of the obligation to convey any interest in the Property, including a contract or lease. It also includes an agreement to transfer any ownership interest in an entity which owns the Property.

3.5.2. If this box is checked, Seller authorizes Broker to negotiate leasing the Property. Lease of the Property or Lease means any agreement between the Seller and a tenant to create a tenancy or leasehold interest in the Property.

3.6. **Listing Period.** The Listing Period of this Seller Listing Contract begins on 4/13/2018, and continues through the earlier of (1) completion of the Sale of the Property or (2) 4/13/2019, and any written extensions (Listing Period). Broker must continue to assist in the completion of any Sale or Lease for which compensation is payable to Brokerage Firm under § 7 of this Seller Listing Contract.

3.7. **Applicability of Terms.** A check or similar mark in a box means that such provision is applicable. The abbreviation "N/A" or the word "Deleted" means not applicable. The abbreviation "MEC" (mutual execution of this contract) means the date upon which both parties have signed this Seller Listing Contract.

3.8. **Day; Computation of Period of Days, Deadline.**

3.8.1. **Day.** As used in this Seller Listing Contract, the term "day" means the entire day ending at 11:59 p.m., United States Mountain Time (Standard or Daylight Savings as applicable).

3.8.2. **Computation of Period of Days, Deadline.** In computing a period of days, when the ending date is not specified, the first day is excluded and the last day is included, e.g., three days after MEC. If any deadline falls on a Saturday, Sunday or federal or Colorado state holiday (Holiday), such deadline  **Will**  **Will Not** be extended to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked, the deadline will not be extended.

4. **BROKERAGE RELATIONSHIP.**

4.1. If the Seller Agency box at the top of page 1 is checked, Broker represents Seller as Seller's limited agent (Seller's Agent). If the Transaction-Brokerage box at the top of page 1 is checked, Broker acts as a Transaction-Broker.

4.2. **In-Company Transaction – Different Brokers.** When Seller and buyer in a transaction are working with different brokers, those brokers continue to conduct themselves consistent with the brokerage relationships they have established. Seller acknowledges that Brokerage Firm is allowed to offer and pay compensation to brokers within Brokerage Firm working with a buyer.

4.3. **In-Company Transaction – One Broker.** If Seller and buyer are both working with the same broker, Broker must function as:

4.3.1. **Seller's Agent.** If the Seller Agency box at the top of page 1 is checked, the parties agree the following applies:

4.3.1.1. **Seller Agency Only.** Unless the box in § 4.3.1.2 (**Seller Agency Unless Brokerage Relationship with Both**) is checked, Broker represents Seller as Seller's Agent and must treat the buyer as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Broker must disclose to such customer Broker's relationship with Seller.

4.3.1.2. **Seller Agency Unless Brokerage Relationship with Both.** If this box is checked, Broker represents Seller as Seller's Agent and must treat the buyer as a customer, unless Broker currently has or enters into an agency or Transaction-Brokerage relationship with the buyer, in which case Broker must act as a Transaction-Broker.

4.3.2. **Transaction-Broker.** If the Transaction-Brokerage box at the top of page 1 is checked, or in the event neither box is checked, Broker must work with Seller as a Transaction-Broker. A Transaction-Broker must perform the duties described in § 5 and facilitate sales transactions without being an advocate or agent for either party. If Seller and buyer are working with the same broker, Broker must continue to function as a Transaction-Broker.

5. **BROKERAGE DUTIES.** Brokerage Firm, acting through Broker, as either a Transaction-Broker or a Seller's Agent, must perform the following **Uniform Duties** when working with Seller:

5.1. Broker must exercise reasonable skill and care for Seller, including, but not limited to the following:

5.1.1. Performing the terms of any written or oral agreement with Seller;

5.1.2. Presenting all offers to and from Seller in a timely manner regardless of whether the

Property is subject to a contract for Sale;

5.1.3. Disclosing to Seller adverse material facts actually known by Broker;

5.1.4. Advising Seller regarding the transaction and advising Seller to obtain expert advice as to material matters about which Broker knows but the specifics of which are beyond the expertise of Broker;

5.1.5. Accounting in a timely manner for all money and property received; and

5.1.6. Keeping Seller fully informed regarding the transaction.

5.2. Broker must not disclose the following information without the informed consent of Seller:

5.2.1. That Seller is willing to accept less than the asking price for the Property;

5.2.2. What the motivating factors are for Seller to sell the Property;

5.2.3. That Seller will agree to financing terms other than those offered;

5.2.4. Any material information about Seller unless disclosure is required by law or failure to disclose such information would constitute fraud or dishonest dealing; or

5.2.5. Any facts or suspicions regarding circumstances that could psychologically impact or stigmatize the Property.

5.3. Seller consents to Broker's disclosure of Seller's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Seller, or use such information to the detriment of Seller.

5.4. Brokerage Firm may have agreements with other sellers to market and sell their property. Broker may show alternative properties not owned by Seller to other prospective buyers and list competing properties for sale.

5.5. Broker is not obligated to seek additional offers to purchase the Property while the Property is subject to a contract for Sale.

5.6. Broker has no duty to conduct an independent inspection of the Property for the benefit of a buyer and has no duty to independently verify the accuracy or completeness of statements made by Seller or independent inspectors. Broker has no duty to conduct an independent investigation of a buyer's financial condition or to verify the accuracy or completeness of any statement made by a buyer.

5.7. Seller understands that Seller is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Seller.

5.8. When asked, Broker  **Will**  **Will Not** disclose to prospective buyers and cooperating brokers the existence of offers on the Property and whether the offers were obtained by Broker, a broker within Brokerage Firm or by another broker.

6. **ADDITIONAL DUTIES OF SELLER'S AGENT.** If the Seller Agency box at the top of page 1 is checked, Broker is Seller's Agent, with the following additional duties:

6.1. Promoting the interests of Seller with the utmost good faith, loyalty and fidelity;

6.2. Seeking a price and terms that are set forth in this Seller Listing Contract; and

6.3. Counseling Seller as to any material benefits or risks of a transaction that are actually known by Broker.

7. **COMPENSATION TO BROKERAGE FIRM; COMPENSATION TO COOPERATIVE BROKER.** Seller agrees that any Brokerage Firm compensation that is conditioned upon the Sale of the Property will be earned by Brokerage Firm as set forth herein without any discount or allowance for any efforts made by Seller or by any other person in connection with the Sale of the Property.

7.1. **Amount.** In consideration of the services to be performed by Broker, Seller agrees to pay Brokerage Firm as follows:

7.1.1. **Sale Commission.** (1) 5% of the gross purchase price or (2) n/a, in U.S. dollars.

7.1.2. **Lease Commission.** If the box in § 3.5.2 is checked, Brokerage Firm will be paid a fee equal to (1) n/a% of the gross rent under the lease, or (2) n/a, in U.S. dollars, payable as follows: n/a.

7.1.3. **Other Compensation.** See Exhibit A for properties (5 properties) that are an exception to the 5% Sale Commission.

7.2. **Cooperative Broker Compensation.** Brokerage Firm offers compensation to outside brokerage firms, whose brokers are acting as:

**Buyer Agents:** 2.5% of the gross sales price or n/a, in U.S. dollars.

211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280

7.3. **When Earned.** Such commission is earned upon the occurrence of any of the following:

7.3.1. Any Sale of the Property within the Listing Period by Seller, by Broker or by any other person;

7.3.2. Broker finding a buyer who is ready, willing and able to complete the Sale or Lease as specified in this Seller Listing Contract; or

7.3.3. Any Sale (or Lease if § 3.5.2 is checked) of the Property within 90 calendar days after the Listing Period expires (Holdover Period) (1) to anyone with whom Broker negotiated and (2) whose name was submitted, in writing, to Seller by Broker during the Listing Period (Submitted Prospect). Provided, however, Seller  **Will**  **Will Not** owe the commission to Brokerage Firm under this § 7.3.3 if a commission is earned by another licensed real estate brokerage firm acting pursuant to an exclusive agreement entered into during the Holdover Period and a Sale or Lease to a Submitted Prospect is consummated. If no box is checked in this § 7.3.3, then Seller does not owe the commission to Brokerage Firm.

7.4. **When Applicable and Payable.** The commission obligation applies to a Sale made during the Listing Period or any extension of such original or extended term. The commission described in § 7.1.1 is payable at the time of the closing of the Sale, or, if there is no closing (due to the refusal or neglect of Seller) then on the contracted date of closing, as contemplated by § 7.3.1 or § 7.3.3, or upon fulfillment of § 7.3.2 where the offer made by such buyer is not accepted by Seller.

8. **LIMITATION ON THIRD-PARTY COMPENSATION.** Neither Broker nor Brokerage Firm, except as set forth in § 7, will accept compensation from any other person or entity in connection with the Property without the written consent of Seller. Additionally, neither Broker nor Brokerage Firm is permitted to assess or receive mark-ups or other compensation for services performed by any third party or affiliated business entity unless Seller signs a separate written consent for such services.

9. **OTHER BROKERS' ASSISTANCE, MULTIPLE LISTING SERVICES AND MARKETING.** Seller has been advised by Broker of the advantages and disadvantages of various marketing methods, including advertising and the use of multiple listing services (MLS) and various methods of making the Property accessible by other brokerage firms (e.g., using lock boxes, by-appointment-only showings, etc.), and whether some methods may limit the ability of another broker to show the Property. After having been so advised, Seller has chosen the following:

9.1. **MLS/Information Exchange.**

9.1.1. The Property  **Will**  **Will Not** be submitted to one or more MLS and  **Will**  **Will Not** be submitted to one or more property information exchanges. If submitted, Seller authorizes Broker to provide timely notice of any status change to such MLS and information exchanges. Upon transfer of deed from Seller to buyer, Seller authorizes Broker to provide sales information to such MLS and information exchanges.

9.1.2. Seller authorizes the use of electronic and all other marketing methods except: n/a.

9.1.3. Seller further authorizes use of the data by MLS and property information exchanges, if any.

9.1.4. The Property Address  **Will**  **Will Not** be displayed on the Internet.

9.1.5. The Property Listing  **Will**  **Will Not** be displayed on the Internet.

9.2. **Property Access.** Access to the Property may be by:

Manual Lock Box  Electronic Lock Box

n/a.

Other instructions: .

9.3. **Brokerage Marketing.** The following specific marketing tasks will be performed by Broker:  
[Refer to Woodbridge CO Assets - Marketing Plan Final \(Attached\)](#)

10. **SELLER'S OBLIGATIONS TO BROKER; DISCLOSURES AND CONSENT.**

10.1. **Negotiations and Communication.** Seller agrees to conduct all negotiations for the Sale of the Property only through Broker, and to refer to Broker all communications received in any form from real estate brokers, prospective buyers, tenants or any other source during the Listing Period of this Seller Listing Contract.

281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350

**10.2. Advertising.** Seller agrees that any advertising of the Property by Seller (e.g., Internet, print and signage) must first be approved by Broker.

**10.3. No Existing Listing Agreement.** Seller represents that Seller  **Is**  **Is Not** currently a party to any listing agreement with any other broker to sell the Property.

**10.4. Ownership of Materials and Consent.** Seller represents that all materials (including all photographs, renderings, images or other creative items) supplied to Broker by or on behalf of Seller are owned by Seller, except as Seller has disclosed in writing to Broker. Seller is authorized to and grants to Broker, Brokerage Firm and any MLS (that Broker submits the Property to) a nonexclusive irrevocable, royalty-free license to use such material for marketing of the Property, reporting as required and the publishing, display and reproduction of such material, compilation and data. This license survives the termination of this Seller Listing Contract.

**10.5. Colorado Foreclosure Protection Act.** The Colorado Foreclosure Protection Act (Act) generally applies if (1) the Property is residential (2) Seller resides in the Property as Seller's principal residence (3) Buyer's purpose in purchase of the Property is not to use the Property as Buyer's personal residence and (4) the Property is in foreclosure or Buyer has notice that any loan secured by the Property is at least thirty days delinquent or in default. If all requirements 1, 2, 3 and 4 are met and the Act otherwise applies, then a contract, between Buyer and Seller for the sale of the Property, that complies with the provisions of the Act is required. If the transaction is a Short Sale transaction and a Short Sale Addendum is part of the Contract between Seller and Buyer, the Act does not apply. It is recommended that Seller consult with an attorney.

**11. PRICE AND TERMS.** The following Price and Terms are acceptable to Seller:

**11.1 Price.** U.S. \$ see Exhibit A

**11.2. Terms.**  **Cash**  **Conventional**  **FHA**  **VA**  Other: n/a

**11.3. Loan Discount Points.** n/a

**11.4. Buyer's Closing Costs (FHA/VA).** Seller must pay closing costs and fees, not to exceed \$ n/a, that Buyer is not allowed by law to pay, for tax service and n/a.

**11.5. Earnest Money.** Minimum amount of earnest money deposit U.S. \$ 3-5% of purchase price in the form of check or wire transfer

**11.6. Seller Proceeds.** Seller will receive net proceeds of closing as indicated:

**Cashier's Check** at Seller's expense;  **Funds Electronically Transferred (Wire Transfer)** to an account specified by Seller, at Seller's expense; or  **Closing Company's Trust Account Check**

**11.7. Advisory: Tax Withholding.** The Internal Revenue Service and the Colorado Department of Revenue may require closing company to withhold a substantial portion of the proceeds of this Sale when Seller either (1) is a foreign person or (2) will not be a Colorado resident after closing. Seller should inquire of Seller's tax advisor to determine if withholding applies or if an exemption exists.

**12. DEPOSITS.** Brokerage Firm is authorized to accept earnest money deposits received by Broker pursuant to a proposed Sale contract. Brokerage Firm is authorized to deliver the earnest money deposit to the closing agent, if any, at or before the closing of the Sale contract.

**13. INCLUSIONS AND EXCLUSIONS.**

**13.1. Inclusions.** The Purchase Price includes the following items (Inclusions):

**13.1.1. Fixtures.** The following items are included if attached to the Property on the date of this Seller Listing Contract, unless excluded under Exclusions (§ 13.2): lighting, heating, plumbing, ventilating, and air conditioning fixtures, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories), garage door openers including any/all remote controls.

**Other Fixtures:**

If any fixtures are attached to the Property after the date of this Seller Listing Contract, such additional fixtures are also included in the Purchase Price.

**13.1.2. Personal Property.** The following items are included if on the Property, whether attached

351 or not, on the date of this Seller Listing Contract, unless excluded under Exclusions (§ 13.2): storm windows,  
 352 storm doors, window and porch shades, awnings, blinds, screens, window coverings, curtain rods, drapery  
 353 rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, and all keys. If  
 354 checked, the following are included:  **Water Softeners**  **Smoke/Fire Detectors**  **Carbon Monoxide**  
 355 **Alarms**  **Security Systems**  **Satellite Systems** (including satellite dishes); and  
 356 n/a  
 357  
 358

359 The Personal Property to be conveyed at closing must be conveyed by Seller free and clear of all taxes  
 360 (except personal property taxes for the year of closing), liens and encumbrances, except n/a.  
 361 Conveyance will be by bill of sale or other applicable legal instrument.  
 362

363 **13.1.3. Trade Fixtures.** The following trade fixtures are included: n/a

364 The Trade Fixtures to be conveyed at closing must be conveyed by Seller, free and clear of all taxes  
 365 (except personal property taxes for the year of closing), liens and encumbrances, except n/a. Conveyance will  
 366 be by bill of sale or other applicable legal instrument.  
 367

368 **13.1.4. Parking and Storage Facilities.**  **Use Only**  **Ownership** of the following parking facilities:  
 369 n/a;  
 370 and  **Use Only**  **Ownership** of the following storage facilities:  
 371 n/a.  
 372

373 **13.1.5. Water Rights.** The following legally described water rights: n/a.  
 374 Any water rights must be conveyed by n/a deed or other applicable legal  
 375 instrument. The Well Permit # is n/a.  
 376

377 **13.1.6. Growing Crops.** The following growing crops: n/a.

378 **13.2. Exclusions.** The following are excluded (Exclusions):  
 379 n/a  
 380

381  
 382  
 383 **14. TITLE AND ENCUMBRANCES.** Seller represents to Broker that title to the Property is solely in Seller's  
 384 name. Seller must deliver to Broker true copies of all relevant title materials, leases, improvement location  
 385 certificates and surveys in Seller's possession and must disclose to Broker all easements, liens and other  
 386 encumbrances, if any, on the Property, of which Seller has knowledge. Seller authorizes the holder of any  
 387 obligation secured by an encumbrance on the Property to disclose to Broker the amount owing on said  
 388 encumbrance and the terms thereof. In case of Sale, Seller agrees to convey, by a Special Warranty deed,  
 389 only that title Seller has in the Property. Property must be conveyed free and clear of all taxes, except the  
 390 general taxes for the year of closing.  
 391

392 All monetary encumbrances (such as mortgages, deeds of trust, liens, financing statements) must be  
 393 paid by Seller and released except as Seller and buyer may otherwise agree. Existing monetary encumbrances  
 394 are as follows: n/a.  
 395

396 The Property is subject to the following leases and tenancies: none.  
 397

398 If the Property has been or will be subject to any governmental liens for special improvements installed  
 399 at the time of signing a Sale contract, Seller is responsible for payment of same, unless otherwise agreed.  
 400

401  
 402 **15. EVIDENCE OF TITLE.** Seller agrees to furnish buyer, at Seller's expense, unless the parties agree in  
 403 writing to a different arrangement, a current commitment and an owner's title insurance policy in an amount  
 404 equal to the Purchase Price as specified in the Sale contract, or if this box is checked,  **An Abstract of Title**  
 405 certified to a current date.  
 406

407  
 408 **16. ASSOCIATION ASSESSMENTS.** Seller represents that the amount of the regular owners' association  
 409 assessment is currently payable at approximately \$ per and that there are no unpaid regular or special  
 410 assessments against the Property except the current regular assessments and except . Seller agrees to  
 411 promptly request the owners' association to deliver to buyer before date of closing a current statement of  
 412 assessments against the Property.  
 413

414 **17. POSSESSION.** Possession of the Property will be delivered to buyer as follows: Delivery of deed,  
 415 subject to leases and tenancies as described in § 14.  
 416  
 417  
 418  
 419  
 420

421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464  
465  
466  
467  
468  
469  
470  
471  
472  
473  
474  
475  
476  
477  
478  
479  
480  
481  
482  
483  
484  
485  
486  
487  
488  
489  
490

## 18. MATERIAL DEFECTS, DISCLOSURES AND INSPECTION.

**18.1. Broker's Obligations.** Colorado law requires a broker to disclose to any prospective buyer all adverse material facts actually known by such broker including but not limited to adverse material facts pertaining to the title to the Property and the physical condition of the Property, any material defects in the Property, and any environmental hazards affecting the Property which are required by law to be disclosed. These types of disclosures may include such matters as structural defects, soil conditions, violations of health, zoning or building laws, and nonconforming uses and zoning variances. Seller agrees that any buyer may have the Property and Inclusions inspected and authorizes Broker to disclose any facts actually known by Broker about the Property.

### 18.2. Seller's Obligations.

**18.2.1. Seller's Property Disclosure Form.** Disclosure of known material latent (not obvious) defects is required by law. Seller  Agrees  Does Not Agree to provide a Seller's Property Disclosure form completed to Seller's current, actual knowledge.

**18.2.2. Lead-Based Paint.** Unless exempt, if the improvements on the Property include one or more residential dwellings for which a building permit was issued prior to January 1, 1978, a completed Lead-Based Paint Disclosure (Sales) form must be signed by Seller and the real estate licensees, and given to any potential buyer in a timely manner.

**18.2.3. Carbon Monoxide Alarms.** Note: If the improvements on the Property have a fuel-fired heater or appliance, a fireplace, or an attached garage and one or more rooms lawfully used for sleeping purposes (Bedroom), Seller understands that Colorado law requires that Seller assure the Property has an operational carbon monoxide alarm installed within fifteen feet of the entrance to each Bedroom or in a location as required by the applicable building code, prior to offering the Property for sale or lease.

**18.2.4. Condition of Property.** The Property will be conveyed in the condition existing as of the date of the sales contract or lease, ordinary wear and tear excepted, unless Seller, at Seller's sole option, agrees in writing to any repairs or other work to be performed by Seller.

## 19. RIGHT OF PARTIES TO CANCEL.

**19.1. Right of Seller to Cancel.** In the event Broker defaults under this Seller Listing Contract, Seller has the right to cancel this Seller Listing Contract, including all rights of Brokerage Firm to any compensation if the Seller Agency box is checked. Examples of a Broker default include, but are not limited to (1) abandonment of Seller, (2) failure to fulfill all material obligations of Broker and (3) failure to fulfill all material Uniform Duties (§ 5) or, if the Seller Agency box at the top of page 1 is checked, the failure to fulfill all material Additional Duties Of Seller's Agent (§ 6). Any rights of Seller that accrued prior to cancellation will survive such cancellation.

**19.2. Right of Broker to Cancel.** Brokerage Firm may cancel this Seller Listing Contract upon written notice to Seller that title is not satisfactory to Brokerage Firm. Although Broker has no obligation to investigate or inspect the Property, and no duty to verify statements made, Brokerage Firm has the right to cancel this Seller Listing Contract if any of the following are unsatisfactory (1) the physical condition of the Property or Inclusions, (2) any proposed or existing transportation project, road, street or highway, (3) any other activity, odor or noise (whether on or off the Property) and its effect or expected effect on the Property or its occupants, or (4) any facts or suspicions regarding circumstances that could psychologically impact or stigmatize the Property. Additionally, Brokerage Firm has the right to cancel this Seller Listing Contract if Seller or occupant of the Property fails to reasonably cooperate with Broker or Seller defaults under this Seller Listing Contract. Any rights of Brokerage Firm that accrued prior to cancellation will survive such cancellation.

**20. FORFEITURE OF PAYMENTS.** In the event of a forfeiture of payments made by a buyer, the sums received will be: (1)  100% will be paid to Seller; (2)  divided between Brokerage Firm and Seller, one-half to Brokerage Firm but not to exceed the Brokerage Firm compensation agreed upon herein, and the balance to Seller; (3)  Other: . If no box is checked in this Section, choice (1), 100 % paid to Seller, applies. Any forfeiture of payment under this section will not reduce any Brokerage Firm compensation owed, earned and payable under § 7.

491  
492  
493  
494  
495  
496  
497  
498  
499  
500  
501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514  
515  
516  
517  
518  
519  
520  
521  
522  
523  
524  
525  
526  
527  
528  
529  
530  
531  
532  
533  
534  
535  
536  
537  
538  
539  
540  
541  
542  
543  
544  
545  
546  
547  
548  
549  
550  
551  
552  
553  
554  
555  
556  
557  
558  
559  
560

**21. COST OF SERVICES AND REIMBURSEMENT.** Unless otherwise agreed upon in writing, Brokerage Firm must bear all expenses incurred by Brokerage Firm, if any, to market the Property and to compensate cooperating brokerage firms, if any. Neither Broker nor Brokerage Firm will obtain or order any other products or services unless Seller agrees in writing to pay for them promptly when due (examples: surveys, radon tests, soil tests, title reports, engineering studies, property inspections). Unless otherwise agreed, neither Broker nor Brokerage Firm is obligated to advance funds for Seller. Seller must reimburse Brokerage Firm for payments made by Brokerage Firm for such products or services authorized by Seller.

**22. DISCLOSURE OF SETTLEMENT COSTS.** Seller acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**23. MAINTENANCE OF THE PROPERTY.** Neither Broker nor Brokerage Firm is responsible for maintenance of the Property nor are they liable for damage of any kind occurring to the Property, unless such damage is caused by their negligence or intentional misconduct.

**24. NONDISCRIMINATION.** The parties agree not to discriminate unlawfully against any prospective buyer because of the race, creed, color, sex, sexual orientation, marital status, familial status, physical or mental disability, handicap, religion, national origin or ancestry of such person.

**25. RECOMMENDATION OF LEGAL AND TAX COUNSEL.** By signing this document, Seller acknowledges that Broker has advised that this document has important legal consequences and has recommended consultation with legal and tax or other counsel before signing this Seller Listing Contract.

**26. MEDIATION.** If a dispute arises relating to this Seller Listing Contract, prior to or after closing, and is not resolved, the parties must first proceed in good faith to submit the matter to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the dispute must agree, in writing, before any settlement is binding. The parties will jointly appoint an acceptable mediator and will share equally in the cost of such mediation. The mediation, unless otherwise agreed, will terminate in the event the entire dispute is not resolved within 30 calendar days of the date written notice requesting mediation is delivered by one party to the other at the other party's last known address.

**27. ATTORNEY FEES.** In the event of any arbitration or litigation relating to this Seller Listing Contract, the arbitrator or court must award to the prevailing party all reasonable costs and expenses, including attorney and legal fees.

**28. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate Commission.)

***Listing prices are listed on Exhibit A. In the event list price is TBD Seller and Listing Agent shall agree to a List Price in writing prior to listing property in the MLS.***

**29. ATTACHMENTS.** The following are a part of this Seller Listing Contract:  
***n/a***

**30. NO OTHER PARTY OR INTENDED BENEFICIARIES.** Nothing in this Seller Listing Contract is deemed to inure to the benefit of any person other than Seller, Broker and Brokerage Firm.

**31. NOTICE, DELIVERY AND CHOICE OF LAW.**

**31.1. Physical Delivery.** All notices must be in writing, except as provided in § 31.2. Any document, including a signed document or notice, delivered to the other party to this Seller Listing Contract, is effective upon physical receipt. Delivery to Seller is effective when physically received by Seller, any signator on behalf of Seller, any named individual of Seller or representative of Seller.

**31.2. Electronic Delivery.** As an alternative to physical delivery, any document, including a signed



561  
562  
563  
564  
565  
566  
567  
568  
569  
570  
571  
572  
573  
574  
575  
576  
577  
578  
579  
580  
581  
582  
583  
584  
585  
586  
587  
588  
589  
590  
591  
592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612

document or written notice, may be delivered in electronic form only by the following indicated methods:  
 **Facsimile**     **E-mail**     **Internet**. If no box is checked, this § 31.2 is not applicable and § 31.1 governs notice and delivery. Documents with original signatures will be provided upon request of any party.

**31.3. Choice of Law.** This Seller Listing Contract and all disputes arising hereunder are governed by and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in this state for property located in Colorado.

**32. MODIFICATION OF THIS LISTING CONTRACT.** No subsequent modification of any of the terms of this Seller Listing Contract is valid, binding upon the parties, or enforceable unless made in writing and signed by the parties.

**33. COUNTERPARTS.** This Seller Listing Contract may be executed by each of the parties, separately, and when so executed by all the parties, such copies taken together are deemed to be a full and complete contract between the parties.

**34. ENTIRE AGREEMENT.** This agreement constitutes the entire contract between the parties, and any prior agreements, whether oral or written, have been merged and integrated into this Seller Listing Contract.

**35. COPY OF CONTRACT.** Seller acknowledges receipt of a copy of this Seller Listing Contract signed by Broker, including all attachments.

Brokerage Firm authorizes Broker to execute this Seller Listing Contract on behalf of Brokerage Firm.

*Frederick Chin, CEO*

Date: 4/26/2018

Seller: **Woodbridge Group of Companies, LLC**  
**By: Frederick Chin, CEO**

Address:  
Phone: Fax:  
Electronic Address:

*Laura J. Gee*

Date: 4/13/2018

Broker: **Laura Gee**  
Brokerage Firm's Name: **Aspen Snowmass Sotheby's**  
Address: **201 Midland Avenue Basalt, CO 81621**  
Ph: **970-948-8568** Fax:    Electronic Address: **Laura.Gee@SothebysRealty.com;**  
**raleigh.vos@sothebysrealty.com**

**EXHIBIT C**

**TITLE REPORT**



**Land Title Guarantee Company  
Customer Distribution**



**PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.**

Order Number: **BAR64002294**

Date: **01/10/2019**

Property Address: **177 W DIAMOND A RANCH RD & TBD SWEETGRASS RD, CARBONDALE, CO 81623**

**PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS**

**For Closing Assistance**

Tanya Germany  
200 BASALT CENTER CIRCLE  
BASALT, CO 81621  
(970) 927-0405 (Work)  
(877) 346-4115 (Work Fax)  
[tgermany@ltgc.com](mailto:tgermany@ltgc.com)  
Contact License: CO523905  
Company License: CO44565

**Closer's Assistant**

Melissa Shaw  
200 BASALT CENTER CIRCLE  
BASALT, CO 81621  
(970) 927-0405 (Work)  
(877) 346-4115 (Work Fax)  
[mshaw@ltgc.com](mailto:mshaw@ltgc.com)  
Company License: CO44565

**For Title Assistance**

Roaring Fork Valley Title Team  
200 BASALT CENTER CIRCLE  
BASALT, CO 81621  
(970) 927-0405 (Work)  
(970) 925-0610 (Work Fax)  
[valleyresponse@ltgc.com](mailto:valleyresponse@ltgc.com)

**Buyer/Borrower**

DIEGO ORMEDILLA AND CAROLINA CANCELLERI  
Delivered via: Delivered by Realtor

**Agent for Seller**

ASPEN SNOWMASS SOTHEBY'S INTERNATIONAL REALTY  
Attention: LAURA GEE  
PO BOX 650  
201 MIDLAND AVE  
BASALT, CO 81621  
(970) 927-8080 (Work)  
(970) 927-3944 (Work Fax)  
[laura.gee@sothebysrealty.com](mailto:laura.gee@sothebysrealty.com)  
[raleigh.vos@aspensnowmasssir.com](mailto:raleigh.vos@aspensnowmasssir.com)  
Delivered via: Electronic Mail

**Seller/Owner**

FREDERICK CHIN  
Attention: BLACK BASS INVESTMENTS LLC  
Delivered via: Electronic Mail

**Attorney for Seller**

BALCOMB & GREEN  
Attention: CHAD LEE  
PO DRAWER 790  
818 COLORADO AVE  
GLENWOOD SPRINGS, CO 81602  
(970) 945-6546 (Work)  
(970) 945-8902 (Work Fax)  
[clee@balcombgreen.com](mailto:clee@balcombgreen.com)  
[BRITTC@BALCOMBGREEN.COM](mailto:BRITTC@BALCOMBGREEN.COM)  
Delivered via: Electronic Mail

**Agent for Buyer**

ASPEN SNOWMASS SOTHEBY'S INTERNATIONAL  
REALTY

Attention: LAURA GEE

PO BOX 650

201 MIDLAND AVE

BASALT, CO 81621

(970) 927-8080 (Work)

(970) 927-3944 (Work Fax)

[laura.gee@sothebysrealty.com](mailto:laura.gee@sothebysrealty.com)

[raleigh.vos@aspensnowmassir.com](mailto:raleigh.vos@aspensnowmassir.com)

Delivered via: Electronic Mail

DSI

Attention: MATT SORENSON

[MSORENSON@DSI.BIZ](mailto:MSORENSON@DSI.BIZ)

Delivered via: Electronic Mail



**Land Title Guarantee Company**  
**Estimate of Title Fees**

Order Number: **BAR64002294** Date: **01/10/2019**  
 Property Address: **177 W DIAMOND A RANCH RD & TBD SWEETGRASS RD, CARBONDALE, CO 81623**  
 Parties: **DIEGO ORMEDILLA AND CAROLINA CANCELLERI**  
**DIXVILLE NOTCH INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL A AND BLACK BASS INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL B**

Visit Land Title's Website at [www.ltgc.com](http://www.ltgc.com) for directions to any of our offices.

<b>Estimate of Title insurance Fees</b>	
"ALTA" Owner's Policy 06-17-06 Reissue Rate	\$383.00
Deletion of Standard Exception(s)	\$65.00
Tax Certificate	\$26.00
Additional Parcel	\$150.00
<b>Total \$624.00</b>	
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
<b>Thank you for your order!</b>	

**Note:** The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

**Chain of Title Documents:**

[Garfield county recorded 10/15/2015 under reception no. 869360](#)

[Garfield county recorded 08/11/2016 under reception no. 880962](#)

**Plat Map(s):**

[Garfield county recorded 04/06/1995 under reception no. 476330](#)

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

Order Number: BAR64002294

**Property Address:**

177 W DIAMOND A RANCH RD & TBD SWEETGRASS RD, CARBONDALE, CO 81623

**1. Effective Date:**

12/07/2018 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

"ALTA" Owner's Policy 06-17-06 Reissue Rate

\$100,000.00

Proposed Insured:

DIEGO ORMEDILLA AND CAROLINA CANCELLERI

**3. The estate or interest in the land described or referred to in this Commitment and covered herein is:**

A Fee Simple

**4. Title to the estate or interest covered herein is at the effective date hereof vested in:**

DIXVILLE NOTCH INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL A AND  
BLACK BASS INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL B

**5. The Land referred to in this Commitment is described as follows:**

PARCEL A:

LOT F15

ASPEN GLEN FILING NO. 1

ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1995 AS RECEPTION NO. [476330](#).

COUNTY OF GARFIELD

STATE OF COLORADO

PARCEL B:

LOT D20

ASPEN GLEN FILING NO. 1

ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1995 AS RECEPTION NO. [476330](#).

COUNTY OF GARFIELD

STATE OF COLORADO

Copyright 2006-2019 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN  
LAND TITLE  
ASSOCIATION



**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** BAR64002294

**All of the following Requirements must be met:**

**This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.**

**Pay the agreed amount for the estate or interest to be insured.**

**Pay the premiums, fees, and charges for the Policy to the Company.**

**Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.**

1. RECORDATION OF FINAL, NON-APPEALABLE ORDER OF THE COURT IN BANKRUPTCY CASE NO. 17-12560-KJC APPROVING THE SALE OF THE SUBJECT PROPERTY.
2. CERTIFICATE OF GOOD STANDING ISSUED BY THE SECRETARY OF STATE OF DELAWARE FOR DIXVILLE NOTCH INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY SETTING FORTH ANY FACTS OF RECORD IN THE OFFICE OF THE SECRETARY OF STATE. SAID CERTIFICATE MUST BE SUBMITTED TO AND APPROVED BY LAND TITLE GUARANTEE COMPANY BUT NEED NOT BE RECORDED.
3. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF DIXVILLE NOTCH INVESTMENTS, LLC AS A DELAWARE LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

4. CERTIFICATE OF GOOD STANDING ISSUED BY THE SECRETARY OF STATE OF DELAWARE FOR BLACK BASS INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY SETTING FORTH ANY FACTS OF RECORD IN THE OFFICE OF THE SECRETARY OF STATE. SAID CERTIFICATE MUST BE SUBMITTED TO AND APPROVED BY LAND TITLE GUARANTEE COMPANY BUT NEED NOT BE RECORDED.
5. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF BLACK BASS INVESTMENTS, LLC AS A DELAWARE LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

6. SPECIAL WARRANTY DEED FROM DIXVILLE NOTCH INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL A AND BLACK BASS INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL B TO DIEGO ORMEDILLA AND CAROLINA CANCELLERI CONVEYING SUBJECT PROPERTY.

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** BAR64002294

**All of the following Requirements must be met:**

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED

A. UPON RECEIPT BY THE COMPANY OF A SATISFACTORY FINAL AFFIDAVIT AND AGREEMENT FROM THE SELLER AND PROPOSED INSURED, ITEMS 1-4 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED. ANY ADVERSE MATTERS DISCLOSED BY THE FINAL AFFIDAVIT AND AGREEMENT WILL BE ADDED AS EXCEPTIONS.

B. IF LAND TITLE GUARANTEE CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTIONS AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH, ITEM NO. 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED.

C. UPON RECEIPT OF PROOF OF PAYMENT OF ALL PRIOR YEARS' TAXES AND ASSESSMENTS, ITEM NO. 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2019 AND SUBSEQUENT YEARS.



**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part II**

**(Exceptions)**

Order Number: BAR64002294

**This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.**

- 1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
- 5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
- 6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
- 7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
- 8. RIGHT OF PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 11, 1892 IN BOOK 12 AT PAGE [133](#), AND RECORDED JANUARY 11, 1893 IN BOOK 12 AT PAGE [250](#).**
- 9. AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS, HYDROCARBONS AND MINERALS OF EVERY KIND AND NATURE AS RESERVED BY CAESAR J. CHUC IN WARRANTY DEED RECORDED DECEMBER 26, 1958 IN BOOK 314 AT PAGE [160](#), AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.**
- 10. RESERVATION OF AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS, HYDROCARBONS AND MINERALS IN INSTRUMENT RECORDED SEPTEMBER 26, 1961 IN BOOK 336 AT PAGE [570](#).**
- 11. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN LICENSE AGREEMENT RECORDED APRIL 2, 1992 IN BOOK 827 AT PAGE [636](#).**

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

**Order Number:** BAR64002294

12. TERMS AND CONDITIONS OF RESOLUTIONS BY THE BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, COLORADO, CONCERNING THE ASPEN GLEN PLANNED UNIT DEVELOPMENT AND OTHER MATTERS, AS SET FORTH AS FOLLOWS:] ]A. RESOLUTION #92-056 RECORDED JUNE 29, 1992 IN BOOK 835 AT PAGE [305](#) AND AMENDED IN RESOLUTION #97-38 RECORDED APRIL 16, 1997 IN BOOK 1015 AT PAGE [617](#).] ]B. RESOLUTION #93-121 RECORDED DECEMBER 28, 1993 IN BOOK 887 AT PAGE [824](#).] ]C. RESOLUTION #94-008 RECORDED FEBRUARY 02, 1994 IN BOOK 891 AT PAGE [620](#).] ]D. RESOLUTION #94-089 RECORDED AUGUST 09, 1994 IN BOOK 911 AT PAGE [791](#).] ]E. RESOLUTION #94-139 RECORDED DECEMBER 13, 1994 IN BOOK 925 AT PAGE [345](#).] ]F. RESOLUTION #95-004 RECORDED JANUARY 17, 1995 IN BOOK 929 AT PAGE [64](#).] ]G. RESOLUTION #96-06 RECORDED FEBRUARY 09, 1996 IN BOOK 966 AT PAGE [682](#).] ]H. RESOLUTION #96-07 RECORDED FEBRUARY 09, 1996 IN BOOK 966 AT PAGE [686](#).] ]I. RESOLUTION #96-26 RECORDED MAY 09, 1996 IN BOOK 977 AT PAGE [399](#).] ]J. RESOLUTION #98-88 RECORDED OCTOBER 13, 1998 IN BOOK 1092 AT PAGE [757](#).
13. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT RECORDED JUNE 29, 1992 IN BOOK 835 AT PAGE [364](#).
14. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED AUGUST 19, 1994 IN BOOK 912 AT PAGE [970](#).
15. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN OUT OF DISTRICT SEWER SERVICE AGREEMENT RECORDED AUGUST 19, 1994 IN BOOK 912 AT PAGE [973](#).
16. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN PERMANENT EASEMENT RECORDED FEBRUARY 10, 1995 IN BOOK 931 AT PAGE [354](#) AND EASEMENT RECORDED FEBRUARY 10, 1995 IN BOOK 931 AT PAGE [374](#).

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part II**

**(Exceptions)**

**Order Number:** BAR64002294

17. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ASPEN GLEN RECORDED APRIL 06, 1995 IN BOOK 936 AT PAGE [350](#), FIRST SUPPLEMENTAL DECLARATION RECORDED JULY 15, 1997 IN BOOK 1026 AT PAGE [161](#), SECOND SUPPLEMENTAL DECLARATION RECORDED NOVEMBER 26, 1997 IN BOOK 1043 AT PAGE [850](#), THIRD SUPPLEMENTAL DECLARATION RECORDED FEBRUARY 10, 1998 IN BOOK 1053 AT PAGE [8](#), FOURTH SUPPLEMENTAL DECLARATION RECORDED FEBRUARY 10, 1998 IN BOOK 1053 AT PAGE [30](#), FIFTH SUPPLEMENTAL DECLARATION RECORDED MAY 01, 1998 IN BOOK 1065 AT PAGE [800](#), SIXTH SUPPLEMENTAL DECLARATION RECORDED MAY 22, 1998 IN BOOK 1069 AT PAGE [58](#), SEVENTH SUPPLEMENTAL DECLARATION RECORDED AUGUST 24, 1998 IN BOOK 1084 AT PAGE [943](#), EIGHTH SUPPLEMENTAL DECLARATION RECORDED OCTOBER 26, 1998 IN BOOK 1094 AT PAGE [517](#), NINTH SUPPLEMENTAL DECLARATION RECORDED AUGUST 17, 1999 IN BOOK 1145 AT PAGE [680](#), TENTH SUPPLEMENTAL DECLARATION RECORDED NOVEMBER 19, 1999 IN BOOK 1161 AT PAGE [293](#), ELEVENTH SUPPLEMENTAL DECLARATION RECORDED SEPTEMBER 23, 1999 IN BOOK 1151 AT PAGE [877](#), TWELFTH SUPPLEMENTAL DECLARATION RECORDED DECEMBER 14, 1999 IN BOOK 1164 AT PAGE [755](#), THIRTEENTH SUPPLEMENTAL DECLARATION RECORDED JULY 17, 2000 IN BOOK 1197 AT PAGE [740](#), FOURTEENTH SUPPLEMENTAL DECLARATION MAY 08, 2003 IN BOOK 1467 AT PAGE [910](#), AND FIFTEENTH SUPPLEMENTAL DECLARATION RECORDED DECEMBER 21, 2004 IN BOOK 1643 AT PAGE [795](#) AND AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ASPEN GLEN RECORDED MARCH 23, 2007 IN BOOK 1905 AT PAGE [523](#).
18. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN DECLARATION OF GOLF FACILITIES DEVELOPMENT, CONSTRUCTION AND OPERATIONAL EASEMENT RECORDED APRIL 06, 1995 IN BOOK 936 AT PAGE [314](#).
19. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED DECEMBER 1, 1995 IN BOOK 959 AT PAGE [968](#).
20. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN RIGHT OF WAY AND EASEMENT RECORDED APRIL 30, 1996 IN BOOK 976 AT PAGE [13](#).
21. TERMS, CONDITIONS AND PROVISIONS OF CORRECTION PLAT RENAMING CERTAIN STREETS WITHIN ASPEN GLEN P.U.D. RECORDED MARCH 13, 2007 AT RECEPTION NO. [718915](#).
22. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN AMENDED BYLAWS OF HOMEOWNERS ASSOCIATION AT ASPEN GLEN RECORDED MARCH 23, 2007 AS RECEPTION NO. [719513](#).
23. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ASPEN GLEN PLANNED UNIT DEVELOPMENT RECORDED APRIL 06, 1995, UNDER RECEPTION NO. [476330](#).
24. EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN INSTRUMENT RECORDED APRIL 6, 1995 IN BOOK 936 AT PAGE [458](#).

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

**Order Number:** BAR64002294

25. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2014-80 RECORDED DECEMBER 15, 2014 AS RECEPTION NO. [857186](#).
26. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. PC-2017-01 RECORDED AUGUST 16, 2017 AS RECEPTION NO. [896187](#).



## LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

**Note: Pursuant to CRS 10-11-122, notice is hereby given that:**

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

**Note:** Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

**Note:** Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

**Note:** Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

**Note:** Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

**Note:** Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

**Note:** Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.



**JOINT NOTICE OF PRIVACY POLICY OF  
LAND TITLE GUARANTEE COMPANY,  
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY  
LAND TITLE INSURANCE CORPORATION AND  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
  - your transactions with, or from the services being performed by us, our affiliates, or others;
  - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

**WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.**

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



## Commitment For Title Insurance

### Issued by Old Republic National Title Insurance Corporation

#### NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

#### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

#### COMMITMENT CONDITIONS

##### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

##### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

##### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.



- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:  
 Land Title Guarantee  
 Company  
 3033 East First Avenue Suite  
 600  
 Denver, Colorado 80206  
 303-321-1880

*JEFF J*  
 President



Old Republic National Title Insurance Company, a Stock  
 Company  
 400 Second Avenue South  
 Minneapolis, Minnesota 55401  
 (612)371-1111

*Mark Bilbrey*  
 Mark Bilbrey, President

*Rande Yeager*  
 Rande Yeager, Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.