

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

In re:

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

Debtors.

Case No. 17-12560 (KJC)

(Jointly Administered)

Chapter 11

Ref. Docket Nos. 1770, 1771, 1874

**ORDER (I) AUTHORIZING THE SALE OF 215 N. 12<sup>th</sup> STREET,  
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**

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 real property owned by the Debtor 215 North 12<sup>th</sup> Street, LLC (the "Seller") located at 215 N. 12<sup>th</sup> Street, Carbondale, Colorado (collectively, the "Land"), together with Seller's 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 Seller's right, title, and interest in and to the tangible personal property and equipment remaining on the Real Property as of the date of the Closing (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

<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.

liens, claims, encumbrances, and other interests to First Avenue Properties of Minneapolis, LLC, Thomas Berthiaume and Cheryl Kachenmeister (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 May 3, 2018 (as may be amended, supplemented, or otherwise modified from time to time, the "Purchase Agreement") by and between the Seller 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 good and sufficient cause exists 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 Fees 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 Fees 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.*

7. The Debtors are authorized and empowered to pay the Broker Fees in an amount not to exceed an aggregate amount of 6% of gross sale proceeds.

8. The Purchase Agreement is undertaken by the Debtors and Purchaser in good faith and that, pursuant to Bankruptcy Code § 363(m), 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).

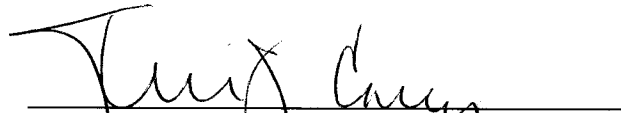
13. The terms and provisions of this Order and any actions taken pursuant hereto shall (i) survive entry of any order converting the Debtors' cases to chapter 7 or dismissing the Debtors' cases (or any of them), and (ii) continue in this or any superseding case under the Bankruptcy Code of any of the 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: June 1, 2018  
Wilmington, Delaware

  
\_\_\_\_\_  
KEVIN J. CAREY  
UNITED STATES BANKRUPTCY JUDGE

**Exhibit 1**

**Purchase Agreement**

Amore Realty

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CBS3-6-15) (Mandatory 1-16)

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 (COMMERCIAL)

(X) Property with No Residences ( ) Property with Residences-Residential Addendum Attached

Date: May 3, 2018

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, First Avenue Properties of Minneapolis, LLC Thomas Berthiaume Cheryl Kachenmeister, will take title to the Property described below as ( ) Joint Tenants ( ) Tenants in Common (X) Other LLC.

2.2. No Assignability. This Contract is Not assignable by Buyer unless otherwise specified in Additional Provisions.

2.3. Seller. Seller, 215 N 12th St, LLC, Frederick Chin CEO, 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: Twelfth St Industry Place Lot 8

known as No. 215 N 12th St Carbondale CO 81623-2837, Street Address City State Zip

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 - Attached. If attached to the Property on the date of this Contract, the following items are included unless excluded under Exclusions: lighting, heating, plumbing, ventilating and air conditioning units, 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 N/A remote controls). If checked, the following are owned by the Seller and included (leased items should be listed under Due Diligence Documents): (X) None ( ) Solar Panels ( ) Water Softeners ( ) Security Systems ( ) Satellite Systems (including satellite dishes). 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. Inclusions - Not Attached. If on the Property, whether attached or not, on the date of this Contract, the following items are included unless excluded under Exclusions: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors and all keys.

2.5.3. 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.

2.5.4. Other Inclusions. The following items, whether fixtures or personal property, are also included in the Purchase Price:

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**2.5.5. Parking and Storage Facilities.**  Use Only  Ownership of the following parking facilities: East Continued... See ; and  Use Only  Ownership of the following storage facilities: \_\_\_\_\_  
**2.6. Exclusions.** The following items are excluded (Exclusions): \_\_\_\_\_

**2.7. Water Rights, Well Rights, Water and Sewer Taps.**

**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:

**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. 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), or § 2.7.4 (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

**3. DATES AND DEADLINES.**

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	3 days after MEC
		<b>Title</b>	
2	§ 8.1	Record Title Deadline	Received
3	§ 8.2	Record Title Objection Deadline	3 days after MEC
4	§ 8.3	Off-Record Title Deadline	
5	§ 8.3	Off-Record Title Objection Deadline	
6	§ 8.4	Title Resolution Deadline	
7	§ 8.6	Right of First Refusal Deadline	
		<b>Owners' Association</b>	
8	§ 7.3	Association Documents Deadline	
9	§ 7.4	Association Documents Objection Deadline	
		<b>Seller's Property Disclosure</b>	
10	§ 10.1	Seller's Property Disclosure Deadline	
		<b>Loan and Credit</b>	
11	§ 5.1	Loan Application Deadline	
12	§ 5.2	Loan Objection Deadline	
13	§ 5.3	Buyer's Credit Information Deadline	
14	§ 5.3	Disapproval of Buyer's Credit Information Deadline	
15	§ 5.4	Existing Loan Documents Deadline	
16	§ 5.4	Existing Loan Documents Objection Deadline	
17	§ 5.4	Loan Transfer Approval Deadline	



18	§ 4.7	Seller or Private Financing Deadline	
		<b>Appraisal</b>	
19	§ 6.2	Appraisal Deadline	
20	§ 6.2	Appraisal Objection Deadline	
21	§ 6.2	Appraisal Resolution Deadline	
		<b>Survey</b>	
22	§ 9.1	New ILC or New Survey Deadline	
23	§ 9.3	New ILC or New Survey Objection Deadline	
24	§ 9.4	New ILC or New Survey Resolution Deadline	
		<b>Inspection and Due Diligence</b>	
25	§ 10.3	Inspection Objection Deadline	
26	§ 10.3	Inspection Resolution Deadline	
27	§ 10.5	Property Insurance Objection Deadline	
28	§ 10.6	Due Diligence Documents Delivery Deadline	
29	§ 10.6	Due Diligence Documents Objection Deadline	
30	§ 10.6	Due Diligence Documents Resolution Deadline	
31	§ 10.6	Environmental Inspection Objection Deadline	
32	§ 10.6	ADA Evaluation Objection Deadline	
33	§ 10.7	Conditional Sale Deadline	
34	§ 11.1	Tenant Estoppel Statements Deadline	<b>21 days from MEC</b>
35	§ 11.2	Tenant Estoppel Statements Objection Deadline	<b>23 days from MEC</b>
		<b>Closing and Possession</b>	
36	§ 12.3	Closing Date	<b>on/before 180 days MEC</b>
37	§ 17	Possession Date	<b>on/before 180 days MEC</b>
38	§ 17	Possession Time	<b>upon closing</b>
39	§ 28	Acceptance Deadline Date	<b>05/07/18</b>
40	§ 28	Acceptance Deadline Time	<b>5pm MST</b>

89 **3.1. Applicability of Terms.** Any box checked in this Contract means the corresponding provision applies. Any  
 90 box, blank or line in this Contract left blank or completed with the abbreviation "N/A", or the word "Deleted" means  
 91 such provision, including any deadline, is not applicable and the corresponding provision of this Contract to which  
 92 reference is made is deleted. If no box is checked in a provision that contains a selection of "None", such  
 93 provision means that "None" applies.  
 94 The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed  
 95 this Contract.

96 **4. PURCHASE PRICE AND TERMS.**

97 **4.1 Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:

Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	\$ 800,000.00	
2	§ 4.3	Earnest Money		\$ 80,000.00
3	§ 4.5	New Loan		\$
4	§ 4.6	Assumption Balance		\$
5	§ 4.7	Private Financing		\$
6	§ 4.7	Seller Financing		\$
7		<i>See Sec 30 Escation Clause</i>		
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9	§ 4.4	Cash at Closing		\$ 720,000.00
10		<b>TOTAL</b>	\$ 800,000.00	\$ 800,000.00

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**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 Personal Funds, will be payable to and held by Title Company of the Rockies (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, 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.**

**4.5.1. Buyer to Pay Loan Costs.** Buyer, except as provided in § 4.2, if applicable, must timely pay Buyer's loan costs, loan discount points, prepaid items and loan origination fees, as required by lender.

**4.5.2. Buyer May Select Financing.** Buyer may pay in cash or select financing appropriate and acceptable to Buyer, including a different loan than initially sought, except as restricted in § 4.5.3 or § 30 (Additional Provisions).

**4.5.3. Loan Limitations.** Buyer may purchase the Property using any of the following types of loans:

**Conventional**  **Other** \_\_\_\_\_.

**4.6. Assumption.** Buyer agrees to assume and pay an existing loan in the approximate amount of the Assumption Balance set forth in § 4.1, presently payable at \$ \_\_\_\_\_ per \_\_\_\_\_ including principal and interest presently at the rate of \_\_\_\_\_ % per annum, and also including escrow for the following as indicated:  **Real Estate Taxes**  **Property Insurance Premium** and  \_\_\_\_\_.

Buyer agrees to pay a loan transfer fee not to exceed \$ \_\_\_\_\_. At the time of assumption, the new interest rate will not exceed \_\_\_\_\_ % per annum and the new payment will not exceed \$ \_\_\_\_\_ per \_\_\_\_\_ principal and interest, plus escrow, if any. If the actual principal balance of the existing loan at

Closing is less than the Assumption Balance, which causes the amount of cash required from Buyer at Closing to be increased by more than \$ \_\_\_\_\_, then Buyer has the Right to Terminate under § 25.1, on or before **Closing Date**, based on the reduced amount of the actual principal balance.

Seller  **Will**  **Will Not** be released from liability on said loan. If applicable, compliance with the requirements for release from liability will be evidenced by delivery  on or before **Loan Transfer Approval Deadline**  at **Closing** of an appropriate letter of commitment from lender. Any cost payable for release of liability will be paid by \_\_\_\_\_ in an amount not to exceed \$ \_\_\_\_\_.

**4.7. Seller or Private Financing.**

**WARNING:** Unless the transaction is exempt, federal and state laws impose licensing, other requirements and restrictions on sellers and private financiers. Contract provisions on financing and financing documents, unless exempt, should be prepared by a licensed Colorado attorney or licensed mortgage loan originator. Brokers should not prepare or advise the parties on the specifics of financing, including whether or not a party is exempt from the law.

**4.7.1. Seller Financing.** If Buyer is to pay all or any portion of the Purchase Price with Seller financing,  Buyer  Seller will deliver the proposed Seller financing documents to the other party on or before \_\_\_\_\_ days before **Seller or Private Financing Deadline**.

**4.7.1.1. Seller May Terminate.** If Seller is to provide Seller financing, this Contract is conditional upon Seller determining whether such financing is satisfactory to the Seller, including its payments, interest rate, terms, conditions, cost and compliance with the law. Seller has the Right to Terminate under § 25.1, on or before **Seller or Private Financing Deadline**, if such Seller financing is not satisfactory to the Seller, in Seller's sole subjective discretion.

**4.7.2. Buyer May Terminate.** If Buyer is to pay all or any portion of the Purchase Price with Seller or private financing, this Contract is conditional upon Buyer determining whether such financing is satisfactory to the Buyer, including its availability, payments, interest rate, terms, conditions and cost. Buyer has the Right to Terminate under § 25.1, on or before **Seller or Private Financing Deadline**, if such Seller or private financing is not satisfactory to Buyer, in Buyer's sole subjective discretion.

## TRANSACTION PROVISIONS

**5. FINANCING CONDITIONS AND OBLIGATIONS.**

**5.1. Loan Application.** If Buyer is to pay all or part of the Purchase Price by obtaining one or more new loans (New Loan), or if an existing loan is not to be released at Closing, Buyer, if required by such lender, must make an application verifiable by such lender, on or before **Loan Application Deadline** and exercise reasonable efforts to obtain such loan or approval.

**5.2. Loan Objection.** If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is conditional upon Buyer determining, in Buyer's sole subjective discretion, whether the New Loan is satisfactory to Buyer, including its availability, payments, interest rate, terms, conditions, and cost of such New Loan. This condition is for the sole benefit of Buyer. Buyer has the Right to Terminate under § 25.1, on or before **Loan Objection Deadline**, if the New Loan is not satisfactory to Buyer, in Buyer's sole subjective discretion. **IF SELLER IS NOT IN DEFAULT AND DOES NOT TIMELY RECEIVE BUYER'S WRITTEN NOTICE TO TERMINATE, BUYER'S EARNEST MONEY WILL BE NONREFUNDABLE**, except as otherwise provided in this Contract (e.g., Appraisal, Title, Survey).

**5.3. Credit Information.** If an existing loan is not to be released at Closing, this Contract is conditional (for the sole benefit of Seller) upon Seller's approval of Buyer's financial ability and creditworthiness, which approval will be at Seller's sole subjective discretion. Accordingly: (1) Buyer must supply to Seller by **Buyer's Credit Information Deadline**, at Buyer's expense, information and documents (including a current credit report) concerning Buyer's financial, employment and credit condition; (2) Buyer consents that Seller may verify Buyer's financial ability and creditworthiness; and (3) any such information and documents received by Seller must be held by Seller in confidence, and not released to others except to protect Seller's interest in this transaction. If the Cash at Closing is less than as set forth in § 4.1 of this Contract, Seller has the Right to Terminate under § 25.1, on or before Closing. If Seller disapproves of Buyer's financial ability or creditworthiness, in Seller's sole subjective discretion, Seller has the Right to Terminate under § 25.1, on or before **Disapproval of Buyer's Credit Information Deadline**.

**5.4. Existing Loan Review.** If an existing loan is not to be released at Closing, Seller must deliver copies of the loan documents (including note, deed of trust, and any modifications) to Buyer by **Existing Loan Documents Deadline**. For the sole benefit of Buyer, this Contract is conditional upon Buyer's review and approval of the provisions of such loan documents. Buyer has the Right to Terminate under § 25.1, on or before **Existing Loan Documents Objection Deadline**, based on any unsatisfactory provision of such loan documents, in Buyer's sole subjective discretion. If the lender's approval of a transfer of the Property is required, this Contract is conditional upon Buyer's obtaining such approval without change in the terms of such loan, except as set forth in § 4.6. If lender's approval is not obtained by **Loan Transfer Approval Deadline**, this Contract will terminate on such deadline. Seller has the Right to Terminate under § 25.1, on or before Closing, in Seller's sole subjective discretion, if Seller is to be released from liability under such existing loan and Buyer does not obtain such compliance as set forth in § 4.6.

208 **6. APPRAISAL PROVISIONS.**

209 **6.1. Appraisal Definition.** An "Appraisal" is an opinion of value prepared by a licensed or certified appraiser,  
 210 engaged on behalf of Buyer or Buyer's lender, to determine the Property's market value (Appraised Value). The  
 211 Appraisal may also set forth certain lender requirements, replacements, removals or repairs necessary on or to  
 212 the Property as a condition for the Property to be valued at the Appraised Value.

213 **6.2. Appraisal Condition.** The applicable appraisal provision set forth below applies to the respective loan type  
 214 set forth in § 4.5.3, or if a cash transaction (i.e. no financing), § 6.2.1 applies.

215 **6.2.1. Conventional/Other.** Buyer has the right to obtain an Appraisal. If the Appraised Value is less than  
 216 the Purchase Price, or if the Appraisal is not received by Buyer on or before **Appraisal Deadline** Buyer may,  
 217 on or before **Appraisal Objection Deadline**, notwithstanding § 8.3 or § 13:

218 **6.2.1.1. Notice to Terminate.** Notify Seller in writing that this Contract is terminated; or

219 **6.2.1.2. Appraisal Objection.** Deliver to Seller a written objection accompanied by either a copy of the  
 220 Appraisal or written notice from lender that confirms the Appraisal Value is less than the Purchase Price.

221 **6.2.1.3. Appraisal Resolution.** If an Appraisal Objection is received by Seller, on or before **Appraisal**  
 222 **Objection Deadline**, and if Buyer and Seller have not agreed in writing to a settlement thereof on or before  
 223 **Appraisal Resolution Deadline** (§ 3), this Contract will terminate on the **Appraisal Resolution Deadline**,  
 224 unless Seller receives Buyer's written withdrawal of the Appraisal Objection before such termination, i.e., on  
 225 or before expiration of **Appraisal Resolution Deadline**.

226 **6.3. Lender Property Requirements.** If the lender imposes any requirements, replacements, removals or repairs,  
 227 including any specified in the Appraisal (Lender Requirements) to be made to the Property (e.g., roof repair,  
 228 repainting), beyond those matters already agreed to by Seller in this Contract, Seller has the Right to Terminate  
 229 under § 25.1, (notwithstanding § 10 of this Contract), on or before three days following Seller's receipt of the  
 230 Lender Requirements, in Seller's sole subjective discretion. Seller's Right to Terminate in this § 6.3 does not apply  
 231 if, on or before any termination by Seller pursuant to this § 6.3: (1) the parties enter into a written agreement  
 232 regarding the Lender Requirements; or (2) the Lender Requirements have been completed; or (3) the satisfaction  
 233 of the Lender Requirements is waived in writing by Buyer.

234 **6.4. Cost of Appraisal.** Cost of the Appraisal to be obtained after the date of this Contract must be timely paid by  
 235  Buyer  Seller. The cost of the Appraisal may include any and all fees paid to the appraiser, appraisal  
 236 management company, lender's agent or all three.

237 **7. OWNERS' ASSOCIATION. This Section is applicable if the Property is located within a Common Interest**  
 238 **Community and subject to such declaration.**

239 **7.1. Common Interest Community Disclosure. THE PROPERTY IS LOCATED WITHIN A COMMON**  
 240 **INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR THE COMMUNITY. THE OWNER**  
 241 **OF THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATION FOR**  
 242 **COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE**  
 243 **ASSOCIATION. THE DECLARATION, BYLAWS, AND RULES AND REGULATIONS WILL IMPOSE**  
 244 **FINANCIAL OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY**  
 245 **ASSESSMENTS OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE**  
 246 **ASSOCIATION COULD PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT.**  
 247 **THE DECLARATION, BYLAWS, AND RULES AND REGULATIONS OF THE COMMUNITY MAY PROHIBIT**  
 248 **THE OWNER FROM MAKING CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL REVIEW BY**  
 249 **THE ASSOCIATION (OR A COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF THE**  
 250 **ASSOCIATION. PURCHASERS OF PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD**  
 251 **INVESTIGATE THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS**  
 252 **SHOULD CAREFULLY READ THE DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES**  
 253 **AND REGULATIONS OF THE ASSOCIATION.**

254 **7.2. Owners' Association Documents.** Owners' Association Documents (Association Documents) consist of the  
 255 following:

256 **7.2.1.** All Owners' Association declarations, articles of incorporation, bylaws, articles of organization,  
 257 operating agreements, rules and regulations, party wall agreements;

258 **7.2.2.** Minutes of most recent annual owners' meeting;

259 **7.2.3.** Minutes of any directors' or managers' meetings during the six-month period immediately preceding  
 260 the date of this Contract. If none of the preceding minutes exist, then the most recent minutes, if any (§§  
 261 7.2.1, 7.2.2 and 7.2.3, collectively, Governing Documents); and

262 **7.2.4.** The most recent financial documents which consist of: (1) annual and most recent balance sheet, (2)  
 263 annual and most recent income and expenditures statement, (3) annual budget, (4) reserve study, and (5)  
 264 notice of unpaid assessments, if any (collectively, Financial Documents).

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### 7.3. Association Documents to Buyer.

**7.3.1. Seller to Provide Association Documents.** Seller is obligated to provide to Buyer the Association Documents, at Seller's expense, on or before **Association Documents Deadline**. Seller authorizes the Association to provide the Association Documents to Buyer, at Seller's expense. Seller's obligation to provide the Association Documents is fulfilled upon Buyer's receipt of the Association Documents, regardless of who provides such documents.

**7.4. Conditional on Buyer's Review.** Buyer has the right to review the Association Documents. Buyer has the Right to Terminate under § 25.1, on or before **Association Documents Objection Deadline**, based on any unsatisfactory provision in any of the Association Documents, in Buyer's sole subjective discretion. Should Buyer receive the Association Documents after Association Documents Deadline, Buyer, at Buyer's option, has the Right to Terminate under § 25.1 by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's receipt of the Association Documents. If Buyer does not receive the Association Documents, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does 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 § 8.4 (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 § 8.4 (Right to Object to Title, Resolution) on or before **Record Title Objection**

321 **Deadline.** Buyer's objection may be based on any unsatisfactory form or content of Title Commitment or Abstract  
 322 of Title, notwithstanding § 13, or any other unsatisfactory title condition, in Buyer's sole subjective discretion. If the  
 323 Abstract of Title, Title Commitment or Title Documents are not received by Buyer on or before the **Record Title**  
 324 **Deadline**, or if there is an endorsement to the Title Commitment that adds a new Exception to title, a copy of the  
 325 new Exception to title and the modified Title Commitment will be delivered to Buyer. Buyer has until the earlier of  
 326 Closing or ten days after receipt of such documents by Buyer to review and object to: (1) any required Title  
 327 Document not timely received by Buyer, (2) any change to the Abstract of Title, Title Commitment or Title  
 328 Documents, or (3) any endorsement to the Title Commitment. If Seller receives Buyer's Notice to Terminate or  
 329 Notice of Title Objection, pursuant to this § 8.2 (Record Title), any title objection by Buyer is governed by the  
 330 provisions set forth in § 8.4 (Right to Object to Title, Resolution). If Seller has fulfilled all Seller's obligations, if any,  
 331 to deliver to Buyer all documents required by § 8.1 (Evidence of Record Title) and Seller does not receive Buyer's  
 332 Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts the  
 333 condition of title as disclosed by the Abstract of Title, Title Commitment and Title Documents as satisfactory.

334 **8.3. Off-Record Title.** Seller must deliver to Buyer, on or before **Off-Record Title Deadline**, true copies of all  
 335 existing surveys in Seller's possession pertaining to the Property and must disclose to Buyer all easements, liens  
 336 (including, without limitation, governmental improvements approved, but not yet installed) or other title matters  
 337 (including, without limitation, rights of first refusal and options) not shown by public records, of which Seller has  
 338 actual knowledge (Off-Record Matters). Buyer has the right to inspect the Property to investigate if any third party  
 339 has any right in the Property not shown by public records (e.g., unrecorded easement, boundary line discrepancy  
 340 or water rights). Buyer's Notice to Terminate or Notice of Title Objection of any unsatisfactory condition (whether  
 341 disclosed by Seller or revealed by such inspection, notwithstanding § 8.2 and § 13), in Buyer's sole subjective  
 342 discretion, must be received by Seller on or before **Off-Record Title Objection Deadline**. If an Off-Record Matter  
 343 is received by Buyer after the **Off-Record Title Deadline**, Buyer has until the earlier of Closing or ten days after  
 344 receipt by Buyer to review and object to such Off-Record Matter. If Seller receives Buyer's Notice to Terminate or  
 345 Notice of Title Objection pursuant to this § 8.3 (Off-Record Title), any title objection by Buyer and this Contract are  
 346 governed by the provisions set forth in § 8.4 (Right to Object to Title, Resolution). If Seller does not receive  
 347 Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts  
 348 title subject to such rights, if any, of third parties of which Buyer has actual knowledge.

349 **8.4. Right to Object to Title, Resolution.** Buyer's right to object to any title matters includes, but is not limited to  
 350 those matters set forth in §§ 8.2 (Record Title), 8.3 (Off-Record Title) and 13 (Transfer of Title), in Buyer's sole  
 351 subjective discretion. If Buyer objects to any title matter, on or before the applicable deadline, Buyer has the  
 352 following options:

353 **8.4.1. Title Objection, Resolution.** If Seller receives Buyer's written notice objecting to any title matter  
 354 (Notice of Title Objection) on or before the applicable deadline, and if Buyer and Seller have not agreed to a  
 355 written settlement thereof on or before **Title Resolution Deadline**, this Contract will terminate on the  
 356 expiration of **Title Resolution Deadline**, unless Seller receives Buyer's written withdrawal of Buyer's Notice  
 357 of Title Objection (i.e., Buyer's written notice to waive objection to such items and waives the Right to  
 358 Terminate for that reason), on or before expiration of **Title Resolution Deadline**. If either the Record Title  
 359 Deadline or the Off-Record Title Deadline, or both, are extended to the earlier of Closing or ten days after  
 360 receipt of the applicable documents by Buyer, pursuant to § 8.2 (Record Title) or § 8.3 (Off-Record Title), the  
 361 Title Resolution Deadline also will be automatically extended to the earlier of Closing or fifteen days after  
 362 Buyer's receipt of the applicable documents; or

363 **8.4.2. Title Objection, Right to Terminate.** Buyer may exercise the Right to Terminate under § 25.1, on or  
 364 before the applicable deadline, based on any unsatisfactory title matter, in Buyer's sole subjective discretion.

365 **8.5. Special Taxing Districts.** **SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION**  
 366 **INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE**  
 367 **TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE**  
 368 **PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH**  
 369 **DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO**  
 370 **DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD**  
 371 **INVESTIGATE THE SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY**  
 372 **CONTACTING THE COUNTY TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE**  
 373 **PROPERTY, AND BY OBTAINING FURTHER INFORMATION FROM THE BOARD OF COUNTY**  
 374 **COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.**

375 Buyer has the Right to Terminate under § 25.1, on or before **Off-Record Title Objection Deadline**, based on any  
 376 unsatisfactory effect of the Property being located within a special taxing district, in Buyer's sole subjective  
 377 discretion.

378 **8.6. Right of First Refusal or Contract Approval.** If there is a right of first refusal on the Property or a right to  
 379 approve this Contract, Seller must promptly submit this Contract according to the terms and conditions of such  
 380 right. If the holder of the right of first refusal exercises such right or the holder of a right to approve disapproves  
 381 this Contract, this Contract will terminate. If the right of first refusal is waived explicitly or expires, or the Contract  
 382 is approved, this Contract will remain in full force and effect. Seller must promptly notify Buyer in writing of the  
 383 foregoing. If expiration or waiver of the right of first refusal or approval of this Contract has not occurred on or  
 384 before **Right of First Refusal Deadline**, this Contract will then terminate.

385 **8.7. Title Advisory.** The Title Documents affect the title, ownership and use of the Property and should be  
 386 reviewed carefully. Additionally, other matters not reflected in the Title Documents may affect the title, ownership  
 387 and use of the Property, including, without limitation, boundary lines and encroachments, set-back requirements,  
 388 area, zoning, building code violations, unrecorded easements and claims of easements, leases and other  
 389 unrecorded agreements, water on or under the Property, and various laws and governmental regulations  
 390 concerning land use, development and environmental matters.

391 **8.7.1. OIL, GAS, WATER AND MINERAL DISCLOSURE. THE SURFACE ESTATE OF THE PROPERTY**  
 392 **MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE, AND TRANSFER OF**  
 393 **THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE TRANSFER OF THE MINERAL ESTATE**  
 394 **OR WATER RIGHTS. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS, OTHER**  
 395 **MINERALS, GEOTHERMAL ENERGY OR WATER ON OR UNDER THE SURFACE OF THE PROPERTY,**  
 396 **WHICH INTERESTS MAY GIVE THEM RIGHTS TO ENTER AND USE THE SURFACE OF THE**  
 397 **PROPERTY TO ACCESS THE MINERAL ESTATE, OIL, GAS OR WATER.**

398 **8.7.2. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE PROPERTY TO**  
 399 **ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE USE AGREEMENT, A**  
 400 **MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE COUNTY CLERK AND**  
 401 **RECORDER.**

402 **8.7.3. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR ADJACENT TO**  
 403 **THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING, WELL**  
 404 **COMPLETION OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION FACILITIES, PRODUCING**  
 405 **WELLS, REWORKING OF CURRENT WELLS, AND GAS GATHERING AND PROCESSING FACILITIES.**

406 **8.7.4. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK ADDITIONAL INFORMATION**  
 407 **REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE PROPERTY, INCLUDING DRILLING**  
 408 **PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE COLORADO OIL AND**  
 409 **GAS CONSERVATION COMMISSION.**

410 **8.7.5. Title Insurance Exclusions.** Matters set forth in this Section, and others, may be excepted, excluded  
 411 from, or not covered by the owner's title insurance policy.

412 **8.8. Consult an Attorney.** Buyer is advised to timely consult legal counsel with respect to all such matters as  
 413 there are strict time limits provided in this Contract (e.g., **Record Title Objection Deadline** and **Off-Record Title**  
 414 **Objection Deadline**).

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

416 **9.1. New ILC or New Survey.** If the box is checked, a  **New Improvement Location Certificate (New ILC)**  
 417  **New Survey** in the form of \_\_\_\_\_ is required and the following will apply:

418 **9.1.1. Ordering of New ILC or New Survey.**  **Seller**  **Buyer** will order the New ILC or New Survey. The  
 419 New ILC or New Survey may also be a previous ILC or survey that is in the above-required form, certified and  
 420 updated as of a date after the date of this Contract.

421 **9.1.2. Payment for New ILC or New Survey.** The cost of the New ILC or New Survey will be paid, on or  
 422 before Closing, by:  **Seller**  **Buyer** or:

423  
 424 **9.1.3. Delivery of New ILC or New Survey.** Buyer, Seller, the issuer of the Title Commitment (or the provider  
 425 of the opinion of title if an Abstract of Title), and \_\_\_\_\_ will receive a New ILC or New  
 426 Survey on or before **New ILC or New Survey Deadline**.

427 **9.1.4. Certification of New ILC or New Survey.** The New ILC or New Survey will be certified by the surveyor  
 428 to all those who are to receive the New ILC or New Survey.

429 **9.2. Buyer's Right to Waive or Change New ILC or New Survey Selection.** Buyer may select a New ILC or  
 430 New Survey different than initially specified in this Contract if there is no additional cost to Seller or change to the  
 431 **New ILC or New Survey Objection Deadline**. Buyer may, in Buyer's sole subjective discretion, waive a New ILC  
 432 or New Survey if done prior to Seller incurring any cost for the same.

433 **9.3. New ILC or New Survey Objection.** Buyer has the right to review and object to the **New ILC or New Survey**. If  
 434 the New ILC or New Survey is not timely received by Buyer or is unsatisfactory to Buyer, in Buyer's sole subjective  
 435 discretion, Buyer may, on or before **New ILC or New Survey Objection Deadline**, notwithstanding § 8.3 or § 13:



- 436 **9.3.1. Notice to Terminate.** Notify Seller in writing that this Contract is terminated; or  
 437 **9.3.2. New ILC or New Survey Objection.** Deliver to Seller a written description of any matter that was to be  
 438 shown or is shown in the New ILC or New Survey that is unsatisfactory and that Buyer requires Seller to correct.  
 439 **9.3.3. New ILC or New Survey Resolution.** If a **New ILC or New Survey Objection** is received by Seller,  
 440 on or before **New ILC or New Survey Objection Deadline**, and if Buyer and Seller have not agreed in writing  
 441 to a settlement thereof on or before **New ILC or New Survey Resolution Deadline**, this Contract will  
 442 terminate on expiration of the **New ILC or New Survey Resolution Deadline**, unless Seller receives Buyer's  
 443 written withdrawal of the New ILC or New Survey Objection before such termination, i.e., on or before  
 444 expiration of **New ILC or New Survey Resolution Deadline**.  
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**DISCLOSURE, INSPECTION AND DUE DILIGENCE**

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

- 448 **10.1. Seller's Property Disclosure.** On or before **Seller's Property Disclosure Deadline**, Seller agrees to  
 449 deliver to Buyer the most current version of the applicable Colorado Real Estate Commission's Seller's Property  
 450 Disclosure form completed by Seller to Seller's actual knowledge, current as of the date of this Contract.  
 451 **10.2. Disclosure of Latent Defects; Present Condition.** Seller must disclose to Buyer any latent defects  
 452 actually known by Seller. Seller agrees that disclosure of latent defects will be in writing. Except as otherwise  
 453 provided in this Contract, Buyer acknowledges that Seller is conveying the Property to Buyer in an "As Is"  
 454 condition, "Where Is" and "With All Faults."  
 455 **10.3. Inspection.** Unless otherwise provided in this Contract, Buyer, acting in good faith, has the right to have  
 456 inspections (by one or more third parties, personally or both) of the Property and Inclusions (Inspection), at  
 457 Buyer's expense. If (1) the physical condition of the Property, including, but not limited to, the roof, walls,  
 458 structural integrity of the Property, the electrical, plumbing, HVAC and other mechanical systems of the Property,  
 459 (2) the physical condition of the Inclusions, (3) service to the Property (including utilities and communication  
 460 services), systems and components of the Property (e.g., heating and plumbing), (4) any proposed or existing  
 461 transportation project, road, street or highway, or (5) any other activity, odor or noise (whether on or off the  
 462 Property) and its effect or expected effect on the Property or its occupants is unsatisfactory, in Buyer's sole  
 463 subjective discretion, Buyer may, on or before **Inspection Objection Deadline**:  
 464 **10.3.1. Notice to Terminate.** Notify Seller in writing that this Contract is terminated; or  
 465 **10.3.2. Inspection Objection.** Deliver to Seller a written description of any unsatisfactory physical condition  
 466 that Buyer requires Seller to correct.  
 467 **10.3.3. Inspection Resolution.** If an Inspection Objection is received by Seller, on or before **Inspection**  
 468 **Objection Deadline**, and if Buyer and Seller have not agreed in writing to a settlement thereof on or before  
 469 **Inspection Resolution Deadline**, this Contract will terminate on **Inspection Resolution Deadline** unless  
 470 Seller receives Buyer's written withdrawal of the Inspection Objection before such termination, i.e., on or  
 471 before expiration of **Inspection Resolution Deadline**.  
 472 **10.4. Damage, Liens and Indemnity.** Buyer, except as otherwise provided in this Contract or other written  
 473 agreement between the parties, is responsible for payment for all inspections, tests, surveys, engineering reports,  
 474 or other reports performed at Buyer's request (Work) and must pay for any damage that occurs to the Property  
 475 and Inclusions as a result of such Work. Buyer must not permit claims or liens of any kind against the Property for  
 476 Work performed on the Property. Buyer agrees to indemnify, protect and hold Seller harmless from and against  
 477 any liability, damage, cost or expense incurred by Seller and caused by any such Work, claim, or lien. This  
 478 indemnity includes Seller's right to recover all costs and expenses incurred by Seller to defend against any such  
 479 liability, damage, cost or expense, or to enforce this section, including Seller's reasonable attorney fees, legal fees  
 480 and expenses. The provisions of this section survive the termination of this Contract. This § 10.4 does not apply  
 481 to items performed pursuant to an Inspection Resolution.  
 482 **10.5. Insurability.** Buyer has the right to review and object to the availability, terms and conditions of and  
 483 premium for property insurance (Property Insurance). Buyer has the Right to Terminate under § 25.1, on or before  
 484 **Property Insurance Objection Deadline**, based on any unsatisfactory provision of the Property Insurance, in  
 485 Buyer's sole subjective discretion.  
 486 **10.6. Due Diligence.**  
 487 **10.6.1. Due Diligence Documents.** If the respective box is checked, Seller agrees to deliver copies of the  
 488 following documents and information pertaining to the Property (Due Diligence Documents) to Buyer on or  
 489 before **Due Diligence Documents Delivery Deadline**:  
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**10.6.1. Due Diligence Documents.** If the respective box is checked, Seller agrees to deliver copies of the following documents and information pertaining to the Property (Due Diligence Documents) to Buyer on or before **Due Diligence Documents Delivery Deadline**:

- 10.6.1.1.** All contracts relating to the operation, maintenance and management of the Property;
- 10.6.1.2.** Property tax bills for the last \_\_\_\_\_ years;
- 10.6.1.3.** As-built construction plans to the Property and the tenant improvements, including architectural, electrical, mechanical, and structural systems, engineering reports, and permanent Certificates of Occupancy, to the extent now available;
- 10.6.1.4.** A list of all Inclusions to be conveyed to Buyer;
- 10.6.1.5.** Operating statements for the past \_\_\_\_\_ years;
- 10.6.1.6.** A rent roll accurate and correct to the date of this Contract;
- 10.6.1.7.** All current leases, including any amendments or other occupancy agreements, pertaining to the Property. Those leases or other occupancy agreements pertaining to the Property that survive Closing are as follows (Leases):
- 10.6.1.8.** A schedule of any tenant improvement work Seller is obligated to complete but has not yet been completed and capital improvement work either scheduled or in process on the date of this Contract;
- 10.6.1.9.** All insurance policies pertaining to the Property and copies of any claims which have been made for the past \_\_\_\_\_ years;
- 10.6.1.10.** Soils reports, surveys and engineering reports or data pertaining to the Property (if not delivered earlier under § 8.3);
- 10.6.1.11.** Any and all existing documentation and reports regarding Phase I and II environmental reports, letters, test results, advisories, and similar documents respective to the existence or nonexistence of asbestos, PCB transformers, or other toxic, hazardous or contaminated substances, and/or underground storage tanks and/or radon gas. If no reports are in Seller's possession or known to Seller, Seller warrants that no such reports are in Seller's possession or known to Seller;
- 10.6.1.12.** Any *Americans with Disabilities Act* reports, studies or surveys concerning the compliance of the Property with said Act;
- 10.6.1.13.** All permits, licenses and other building or use authorizations issued by any governmental authority with jurisdiction over the Property and written notice of any violation of any such permits, licenses or use authorizations, if any; and
- 10.6.1.14.** Other documents and information:

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

- 10.6.2.1. Notice to Terminate.** Notify Seller in writing that this Contract is terminated; or
- 10.6.2.2. Due Diligence Documents Objection.** Deliver to Seller a written description of any unsatisfactory Due Diligence Documents that Buyer requires Seller to correct.
- 10.6.2.3. Due Diligence Documents Resolution.** If a Due Diligence Documents Objection is received by Seller, on or before **Due Diligence Documents Objection Deadline**, and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Due Diligence Documents Resolution Deadline**, this Contract will terminate on Due Diligence Documents Resolution Deadline unless Seller receives Buyer's written withdrawal of the Due Diligence Documents Objection before such termination, i.e., on or before expiration of **Due Diligence Documents Resolution Deadline**.

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

**10.6.4. Due Diligence - Environmental, ADA.** Buyer has the right to obtain environmental inspections of the Property including Phase I and Phase II Environmental Site Assessments, as applicable.  Seller  Buyer will order or provide **Phase I Environmental Site Assessment, Phase II Environmental Site Assessment** (compliant with most current version of the applicable ASTM E1527 standard practices for Environmental Site Assessments) and/or \_\_\_\_\_, at the expense of  Seller  Buyer

548 (Environmental Inspection). In addition, Buyer, at Buyer's expense, may also conduct an evaluation  
 549 whether the Property complies with the *Americans with Disabilities Act* (ADA Evaluation). All such  
 550 inspections and evaluations must be conducted at such times as are mutually agreeable to minimize the  
 551 interruption of Seller's and any Seller's tenants' business uses of the Property, if any.

552 If Buyer's Phase I Environmental Site Assessment recommends a Phase II Environmental Site  
 553 Assessment, the **Environmental Inspection Objection Deadline** will be extended by \_\_\_\_\_ days  
 554 (Extended Environmental Inspection Objection Deadline) and if such Extended Environmental Inspection  
 555 Objection Deadline extends beyond the **Closing Date**, the **Closing Date** will be extended a like period of  
 556 time. In such event,  Seller  Buyer must pay the cost for such Phase II Environmental Site Assessment.

557 Notwithstanding Buyer's right to obtain additional environmental inspections of the Property in this §  
 558 10.6.5, Buyer has the Right to Terminate under § 25.1, on or before **Environmental Inspection**  
 559 **Objection Deadline**, or if applicable, the Extended Environmental Inspection Objection Deadline, based  
 560 on any unsatisfactory results of Environmental Inspection, in Buyer's sole subjective discretion.

561 Buyer has the Right to Terminate under § 25.1, on or before **ADA Evaluation Objection Deadline**,  
 562 based on any unsatisfactory ADA Evaluation, in Buyer's sole subjective discretion.

563 **10.7. Conditional Upon Sale of Property.** This Contract is conditional upon the sale and closing of that certain  
 564 property owned by Buyer and commonly known as \_\_\_\_\_. Buyer  
 565 has the Right to Terminate under § 25.1 effective upon Seller's receipt of Buyer's Notice to Terminate on or before  
 566 **Conditional Sale Deadline** if such property is not sold and closed by such deadline. This § 10.7 is for the sole  
 567 benefit of Buyer. If Seller does not receive Buyer's Notice to Terminate on or before **Conditional Sale Deadline**,  
 568 Buyer waives any Right to Terminate under this provision.

569 **10.8. Existing Leases; Modification of Existing Leases; New Leases.** Seller states that none of the Leases  
 570 to be assigned to the Buyer at the time of Closing contain any rent concessions, rent reductions or rent  
 571 abatements except as disclosed in the Lease or other writing received by Buyer. Seller will not amend, alter,  
 572 modify, extend or cancel any of the Leases nor will Seller enter into any new leases affecting the Property without  
 573 the prior written consent of Buyer, which consent will not be unreasonably withheld or delayed.

#### 574 **11. TENANT ESTOPPEL STATEMENTS.**

575 **11.1. Tenant Estoppel Statements Conditions.** Buyer has the right to review and object to any Estoppel  
 576 Statements. Seller must obtain and deliver to Buyer on or before **Tenant Estoppel Statements Deadline**,  
 577 statements in a form and substance reasonably acceptable to Buyer, from each occupant or tenant at the  
 578 Property (Estoppel Statement) attached to a copy of the Lease stating:

- 579 **11.1.1.** The commencement date of the Lease and scheduled termination date of the Lease;  
 580 **11.1.2.** That said Lease is in full force and effect and that there have been no subsequent modifications or  
 581 amendments;  
 582 **11.1.3.** The amount of any advance rentals paid, rent concessions given, and deposits paid to Seller;  
 583 **11.1.4.** The amount of monthly (or other applicable period) rental paid to Seller;  
 584 **11.1.5.** That there is no default under the terms of said Lease by landlord or occupant; and  
 585 **11.1.6.** That the Lease to which the Estoppel is attached is a true, correct and complete copy of the Lease  
 586 demising the premises it describes.

587 **11.2. Tenant Estoppel Statements Objection.** Buyer has the Right to Terminate under § 25.1, on or before  
 588 **Tenant Estoppel Statements Objection Deadline**, based on any unsatisfactory Estoppel Statement, in Buyer's  
 589 sole subjective discretion, or if Seller fails to deliver the Estoppel Statements on or before **Tenant Estoppel**  
 590 **Statements Deadline**. Buyer also has the unilateral right to waive any unsatisfactory Estoppel Statement.

#### 591 CLOSING PROVISIONS

#### 592 **12. CLOSING DOCUMENTS, INSTRUCTIONS AND CLOSING.**

593 **12.1. Closing Documents and Closing Information.** Seller and Buyer will cooperate with the Closing  
 594 Company to enable the Closing Company to prepare and deliver documents required for Closing to Buyer and  
 595 Seller and their designees. If Buyer is obtaining a new loan to purchase the Property, Buyer acknowledges  
 596 Buyer's lender is required to provide the Closing Company, in a timely manner, all required loan documents and  
 597 financial information concerning Buyer's new loan. Buyer and Seller will furnish any additional information and  
 598 documents required by Closing Company that will be necessary to complete this transaction. Buyer and Seller will  
 599 sign and complete all customary or reasonably required documents at or before Closing.

600 **12.2. Closing Instructions.** Colorado Real Estate Commission's Closing Instructions  Are  Are Not  
 601 executed with this Contract.  
 602  
 603

604 **12.3. Closing.** Delivery of deed from Seller to Buyer will be at closing (Closing). Closing will be on the date  
 605 specified as the **Closing Date** or by mutual agreement at an earlier date. The hour and place of Closing will be as  
 606 designated by \_\_\_\_\_ **Title Company** \_\_\_\_\_.

607 **12.4. Disclosure of Settlement Costs.** Buyer and Seller acknowledge that costs, quality, and extent of  
 608 service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title  
 609 companies).

610 **13. TRANSFER OF TITLE.** Subject to tender of payment at Closing as required herein and compliance by Buyer with  
 611 the other terms and provisions hereof, Seller must execute and deliver a good and sufficient **Special Warranty Deed**  
 612 \_\_\_\_\_ deed to Buyer, at Closing, conveying the Property free and clear of all taxes  
 613 except the general taxes for the year of Closing. Except as provided herein, title will be conveyed free and clear of all  
 614 liens, including any governmental liens for special improvements installed as of the date of Buyer's signature hereon,  
 615 whether assessed or not. Title will be conveyed subject to:

616 **13.1.** Those specific Exceptions described by reference to recorded documents as reflected in the Title  
 617 Documents accepted by Buyer in accordance with **Record Title**,

618 **13.2.** Distribution utility easements (including cable TV),

619 **13.3.** Those specifically described rights of third parties not shown by the public records of which Buyer has  
 620 actual knowledge and which were accepted by Buyer in accordance with **Off-Record Title** and **New ILC or New**  
 621 **Survey**,

622 **13.4.** Inclusion of the Property within any special taxing district, and

623 **13.5.** Any special assessment if the improvements were not installed as of the date of Buyer's signature  
 624 hereon, whether assessed prior to or after Closing, and

625 **13.6.** Other \_\_\_\_\_.

626 **14. PAYMENT OF ENCUMBRANCES.** Any encumbrance required to be paid will be paid at or before Closing from  
 627 the proceeds of this transaction or from any other source.

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

629 **15.1. Closing Costs.** Buyer and Seller must pay, in Good Funds, their respective closing costs and all other  
 630 items required to be paid at Closing, except as otherwise provided herein.

631 **15.2. Closing Services Fee.** The fee for real estate closing services must be paid at Closing by  Buyer   
 632 Seller  One-Half by Buyer and One-Half by Seller  Other \_\_\_\_\_.

633 **15.3. Status Letter and Record Change Fees.** Any fees incident to the issuance of Association's statement of  
 634 assessments (Status Letter) must be paid by  None  Buyer  Seller  One-Half by Buyer and One-Half by  
 635 Seller. Any record change fee assessed by the Association including, but not limited to, ownership record transfer  
 636 fees regardless of name or title of such fee (Association's Record Change Fee) must be paid by  None   
 637 Buyer  Seller  One-Half by Buyer and One-Half by Seller.

638 **15.4. Local Transfer Tax.**  The Local Transfer Tax of \_\_\_\_\_% of the Purchase Price must be paid at  
 639 Closing by  None  Buyer  Seller  One-Half by Buyer and One-Half by Seller.

640 **15.5. Private Transfer Fee.** Private transfer fees and other fees due to a transfer of the Property, payable at  
 641 Closing, such as community association fees, developer fees and foundation fees, must be paid at Closing by  
 642  None  Buyer  Seller  One-Half by Buyer and One-Half by Seller. The Private Transfer fee, whether  
 643 one or more, is for the following association(s): \_\_\_\_\_ in the  
 644 total amount of \_\_\_\_\_% of the Purchase Price or \$ \_\_\_\_\_.

645 **15.6. Water Transfer Fees.** The Water Transfer Fees can change. The fees, as of the date of this Contract,  
 646 do not exceed \$ \_\_\_\_\_ for:

647  Water Stock/Certificates  Water District

648  Augmentation Membership  Small Domestic Water Company  \_\_\_\_\_

649 and must be paid at Closing by  None  Buyer  Seller  One-Half by Buyer and One-Half by Seller

650 **15.7. Sales and Use Tax.** Any sales and use tax that may accrue because of this transaction must be paid  
 651 when due by  None  Buyer  Seller  One-Half by Buyer and One-Half by Seller.

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

653 **16.1. Taxes.** Personal property taxes, if any, special taxing district assessments, if any, and general real estate  
 654 taxes for the year of Closing, based on  Taxes for the Calendar Year Immediately Preceding Closing   
 655 Most Recent Mill Levy and Most Recent Assessed Valuation, adjusted by any applicable qualifying seniors  
 656 property tax exemption, qualifying disabled veteran exemption or  Other \_\_\_\_\_.

657 **16.2. Rents.** Rents based on  Rents Actually Received  Accrued. At Closing, Seller will transfer or credit  
 658 to Buyer the security deposits for all Leases assigned, or any remainder after lawful deductions, and notify all  
 659 tenants in writing of such transfer and of the transferee's name and address. Seller must assign to Buyer all  
 660 Leases in effect at Closing and Buyer must assume Seller's obligations under such Leases.

661 **16.3. Association Assessments.** Current regular Association assessments and dues (Association  
 662 Assessments) paid in advance will be credited to Seller at Closing. Cash reserves held out of the regular  
 663 Association Assessments for deferred maintenance by the Association will not be credited to Seller except as may  
 664 be otherwise provided by the Governing Documents. Buyer acknowledges that Buyer may be obligated to pay the  
 665 Association, at Closing, an amount for reserves or working capital. Any special assessment assessed prior to  
 666 **Closing Date** by the Association will be the obligation of  Buyer  Seller. Except however, any special  
 667 assessment by the Association for improvements that have been installed as of the date of Buyer's signature  
 668 hereon, whether assessed prior to or after Closing, will be the obligation of Seller. Seller represents that the  
 669 Association Assessments are currently payable at approximately \$ \_\_\_\_\_ per \_\_\_\_\_ and that  
 670 there are no unpaid regular or special assessments against the Property except the current regular assessments  
 671 and \_\_\_\_\_. Such assessments are subject to change as provided in  
 672 the Governing Documents. Seller agrees to promptly request the Association to deliver to Buyer before **Closing**  
 673 **Date** a current Status Letter.

674 **16.4. Other Prorations.** Water and sewer charges, propane, interest on continuing loan, and \_\_\_\_\_  
 675 \_\_\_\_\_.

676 **16.5. Final Settlement.** Unless otherwise agreed in writing, these prorations are final.

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

679 If Seller, after Closing, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally  
 680 liable to Buyer for payment of **\$350.00** \_\_\_\_\_ per day (or any part of a day notwithstanding § 18.1) from  
 681 **Possession Date** and **Possession Time** until possession is delivered.

#### GENERAL PROVISIONS

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

686 **18.1. Day.** As used in this Contract, the term "day" means the entire day ending at 11:59 p.m., United States  
 687 Mountain Time (Standard or Daylight Savings as applicable).

688 **18.2. Computation of Period of Days, Deadline.** In computing a period of days, when the ending date is not  
 689 specified, the first day is excluded and the last day is included (e.g., three days after MEC). If any deadline falls  
 690 on a Saturday, Sunday or federal or Colorado state holiday (Holiday), such deadline  **Will**  **Will Not** be  
 691 extended to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked, the deadline  
 692 will not be extended.

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

696 **19.1. Causes of Loss, Insurance.** In the event the Property or Inclusions are damaged by fire, other perils or  
 697 causes of loss prior to Closing in an amount of not more than ten percent of the total Purchase Price (Property  
 698 Damage), and if the repair of the damage will be paid by insurance (other than the deductible to be paid by  
 699 Seller), then Seller, upon receipt of the insurance proceeds, will use Seller's reasonable efforts to repair the  
 700 Property before **Closing Date**. Buyer has the Right to Terminate under § 25.1, on or before **Closing Date** if the  
 701 Property is not repaired before **Closing Date** or if the damage exceeds such sum. Should Buyer elect to carry out  
 702 this Contract despite such Property Damage, Buyer is entitled to a credit at Closing for all insurance proceeds that  
 703 were received by Seller (but not the Association, if any) resulting from damage to the Property and Inclusions,  
 704 plus the amount of any deductible provided for in the insurance policy. This credit may not exceed the Purchase  
 705 Price. In the event Seller has not received the insurance proceeds prior to Closing, the parties may agree to  
 706 extend the **Closing Date** to have the Property repaired prior to Closing or, at the option of Buyer, (1) Seller must  
 707 assign to Buyer the right to the proceeds at Closing, if acceptable to Seller's insurance company and Buyer's  
 708 lender; or (2) the parties may enter into a written agreement prepared by the parties or their attorney requiring the  
 709 Seller to escrow at Closing from Seller's sale proceeds the amount Seller has received and will receive due to  
 710 such damage, not exceeding the total Purchase Price, plus the amount of any deductible that applies to the  
 711 insurance claim.

712 **19.2. Damage, Inclusions and Services.** Should any Inclusion or service (including utilities and  
 713 communication services), system, component or fixture of the Property (collectively Service) (e.g., heating or  
 714 plumbing), fail or be damaged between the date of this Contract and Closing or possession, whichever is earlier,  
 715 then Seller is liable for the repair or replacement of such Inclusion or Service with a unit of similar size, age and  
 716 quality, or an equivalent credit, but only to the extent that the maintenance or replacement of such Inclusion or  
 717

718 Service is not the responsibility of the Association, if any, less any insurance proceeds received by Buyer covering  
 719 such repair or replacement. If the failed or damaged Inclusion or Service is not repaired or replaced on or before  
 720 Closing or possession, whichever is earlier, Buyer has the Right to Terminate under § 25.1, on or before **Closing**  
 721 **Date**, or, at the option of Buyer, Buyer is entitled to a credit at Closing for the repair or replacement of such  
 722 Inclusion or Service. Such credit must not exceed the Purchase Price. If Buyer receives such a credit, Seller's  
 723 right for any claim against the Association, if any, will survive Closing. Seller and Buyer are aware of the existence  
 724 of pre-owned home warranty programs that may be purchased and may cover the repair or replacement of such  
 725 Inclusions.

726 **19.3. Condemnation.** In the event Seller receives actual notice prior to Closing that a pending condemnation  
 727 action may result in a taking of all or part of the Property or Inclusions, Seller must promptly notify Buyer, in  
 728 writing, of such condemnation action. Buyer has the Right to Terminate under § 25.1, on or before **Closing Date**,  
 729 based on such condemnation action, in Buyer's sole subjective discretion. Should Buyer elect to consummate this  
 730 Contract despite such diminution of value to the Property and Inclusions, Buyer is entitled to a credit at Closing for  
 731 all condemnation proceeds awarded to Seller for the diminution in the value of the Property or Inclusions but such  
 732 credit will not include relocation benefits or expenses, or exceed the Purchase Price.

733 **19.4. Walk-Through and Verification of Condition.** Buyer, upon reasonable notice, has the right to walk  
 734 through the Property prior to Closing to verify that the physical condition of the Property and Inclusions complies  
 735 with this Contract.

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

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

743 **21.1. If Buyer is in Default:**

744  **21.1.1. Specific Performance.** Seller may elect to cancel this Contract and all Earnest Money (whether or  
 745 not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money is not a  
 746 penalty, and the Parties agree the amount is fair and reasonable. Seller may recover such additional  
 747 damages as may be proper. Alternatively, Seller may elect to treat this Contract as being in full force and  
 748 effect and Seller has the right to specific performance or damages, or both.

749 **21.1.2. Liquidated Damages, Applicable.** This § 21.1.2 applies unless the box in § 21.1.1. is checked.  
 750 Seller may cancel this Contract. All Earnest Money (whether or not paid by Buyer) will be paid to Seller, and  
 751 retained by Seller. It is agreed that the Earnest Money specified in § 4.1 is LIQUIDATED DAMAGES, and not  
 752 a penalty, which amount the parties agree is fair and reasonable and (except as provided in §§ 10.4, 22, 23  
 753 and 24), said payment of Earnest Money is SELLER'S ONLY REMEDY for Buyer's failure to perform the  
 754 obligations of this Contract. Seller expressly waives the remedies of specific performance and additional  
 755 damages.

756 **21.2. If Seller is in Default:** Buyer may elect to treat this Contract as canceled, in which case all Earnest  
 757 Money received hereunder will be returned and Buyer may recover such damages as may be proper.  
 758 Alternatively, Buyer may elect to treat this Contract as being in full force and effect and Buyer has the right to  
 759 specific performance or damages, or both.

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

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

773 **24. EARNEST MONEY DISPUTE.** Except as otherwise provided herein, Earnest Money Holder must release the  
 774 Earnest Money following receipt of written mutual instructions, signed by both Buyer and Seller. In the event of any  
 775 controversy regarding the Earnest Money, Earnest Money Holder is not required to release the Earnest Money. Earnest  
 776 Money Holder, in its sole subjective discretion, has several options: (1) wait for any proceeding between Buyer and  
 777 Seller; (2) interplead all parties and deposit Earnest Money into a court of competent jurisdiction, (Earnest Money Holder  
 778 is entitled to recover court costs and reasonable attorney and legal fees incurred with such action); or (3) provide notice  
 779 to Buyer and Seller that unless Earnest Money Holder receives a copy of the Summons and Complaint or Claim  
 780 (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one hundred twenty days of  
 781 Earnest Money Holder's notice to the parties, Earnest Money Holder is authorized to return the Earnest Money to Buyer.  
 782 In the event Earnest Money Holder does receive a copy of the Lawsuit, and has not interpleaded the monies at the time of  
 783 any Order, Earnest Money Holder must disburse the Earnest Money pursuant to the Order of the Court. The parties  
 784 reaffirm the obligation of **Mediation**. This Section will survive cancellation or termination of this Contract.

785 **25. TERMINATION.**

786 **25.1. Right to Terminate.** If a party has a right to terminate, as provided in this Contract (Right to Terminate), the  
 787 termination is effective upon the other party's receipt of a written notice to terminate (Notice to Terminate), provided  
 788 such written notice was received on or before the applicable deadline specified in this Contract. If the Notice to  
 789 Terminate is not received on or before the specified deadline, the party with the Right to Terminate accepts the  
 790 specified matter, document or condition as satisfactory and waives the Right to Terminate under such provision.

791 **25.2. Effect of Termination.** In the event this Contract is terminated, all Earnest Money received hereunder  
 792 will be returned and the parties are relieved of all obligations hereunder, subject to §§ 10.4, 22, 23 and 24.

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

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

801 **27.1. Physical Delivery and Notice.** Any document, or notice to Buyer or Seller must be in writing, except as  
 802 provided in § 27.2, and is effective when physically received by such party, any individual named in this Contract  
 803 to receive documents or notices for such party, the Broker, or Brokerage Firm of Broker working with such party  
 804 (except any notice or delivery after Closing must be received by the party, not Broker or Brokerage Firm).

805 **27.2. Electronic Notice.** As an alternative to physical delivery, any notice, may be delivered in electronic form  
 806 to Buyer or Seller, any individual named in this Contract to receive documents or notices for such party, the  
 807 Broker or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing must be  
 808 received by the party; not Broker or Brokerage Firm) at the electronic address of the recipient by facsimile, email  
 809 or \_\_\_\_\_.

810 **27.3. Electronic Delivery.** Electronic Delivery of documents and notice may be delivered by: (1) email at the  
 811 email address of the recipient, (2) a link or access to a website or server provided the recipient receives the  
 812 information necessary to access the documents, or (3) facsimile at the Fax No. of the recipient.

813 **27.4. Choice of Law.** This Contract and all disputes arising hereunder are governed by and construed in  
 814 accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a  
 815 contract in Colorado for real property located in Colorado.

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

822 **29. GOOD FAITH.** Buyer and Seller acknowledge that each party has an obligation to act in good faith including, but  
 823 not limited to, exercising the rights and obligations set forth in the provisions of **Financing Conditions and**  
 824 **Obligations, Title Insurance, Record Title and Off-Record Title, New ILC, New Survey and Property**  
 825 **Disclosure, Inspection, Indemnity, Insurability, Due Diligence.**

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**ADDITIONAL PROVISIONS AND ATTACHMENTS**

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

**Seller to complete approved repairs to the building, heating/cooling, painting, and repairs to parking lot including re-striping.**

**A portion of the funds applying to this transaction will be coming from a 1031 exchange which will be funded in May 2018. Seller agrees to cooperate with said exchange with no liability or cost to Seller.**

**Continued... See Addendum Additional Provisions 2**

**31. ATTACHMENTS.**

**31.1.** The following attachments are a part of this Contract:  
**Addendum "A" to contract to Buy and Sell**

**31.2.** The following disclosure forms are attached but are not a part of this Contract:

**SIGNATURES**

Buyer's Name: First Avenue Properties of Minneapolis, LLC

*Thomas Bli* 5.3.18  
Buyer's Signature Date

Buyer's Name: Thomas Berthiaume Cherryl Kachenmeister

\_\_\_\_\_  
Buyer's Signature Date

Address: 320 Main St Ste 300  
Carbondale, CO 81623-2085

Phone No.: \_\_\_\_\_  
Fax No.: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_  
Fax No.: \_\_\_\_\_  
Email Address: \_\_\_\_\_

[NOTE: If this offer is being countered or rejected, do not sign this document. Refer to § 32]

Seller's Name: 215 N 12th St, LLC

*[Signature]* 5/10/18  
Seller's Signature Date

Seller's Name: Frederick Chin CEO

\_\_\_\_\_  
Seller's Signature Date

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_  
Fax No.: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_  
Fax No.: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**32. COUNTER; REJECTION.** This offer is  Countered  Rejected.  
Initials only of party (Buyer or Seller) who countered or rejected offer \_\_\_\_\_

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

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

(To be completed by Broker working with Buyer)

Broker  Does  Does Not acknowledge receipt of Earnest Money deposit and, while not a party to the Contract, agrees to cooperate upon request with any mediation concluded under § 23. 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

**ADDENDUM**

PROPERTY: **320 Main St Ste 300 Carbondale, CO 81623-2085**

**1) Parking Facilities  
and North Parking Lots**

**2) Additional Provisions**

**Escalation Clause: Buyer to increase offer by \$1000 over any other legitimate offer up to \$900,000**

Lined area for additional provisions or notes.

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

Signature **First Avenue Properties of Minneapolis, LLC**

Date: 5.3-18

  
Signature **Thomas Berthiaume Cheryl Kachenmeister**

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

Signature **215 N 12th St, LLC**

Date: 5/10/18

  
Signature **Frederick Chin CEO**

**Addendum**



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.

Broker is working with Buyer as a  Buyer's Agent  Seller's Agent  Transaction-Broker in this transaction.

This is a Change of Status.

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

Brokerage Firm's Name: Amore Realty LLC  
 Broker's Name: Lynn M Kirchner  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Broker's Signature *Lynn M Kirchner* Date 5-3-18  
 Address: 711 Main St  
Carbondale, CO 81623-1936  
 Phone No.: (970)963-5177  
 Fax No.: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

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

(To be completed by Broker working with Seller)

Broker  Does  Does Not acknowledge receipt of Earnest Money deposit and, while not a party to the Contract, agrees to cooperate upon request with any mediation concluded under § 23. 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.

Broker is working with Seller as a  Seller's Agent  Buyer's Agent  Transaction-Broker in this transaction.

This is a Change of Status.

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

Brokerage Firm's Name: Amore Realty LLC  
 Broker's Name: Lynn M Kirchner  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Broker's Signature *Lynn M Kirchner* Date 5-3-18  
 Address: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_  
 Fax No.: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

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

This Addendum A to that certain Contract to Buy and Sell Real Estate dated 5.3.2018, 2018, between First Avenue Properties of Minneapolis, LLC Buyer, and 215 N 12th St, LLC Seller, for the property known as 215 N 12th St, LLC, and commonly known as 215 N 12th St, LLC, 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.

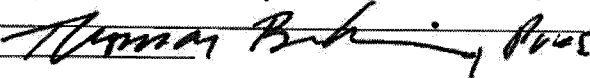
**§30.8. Buyer's Diligence.** Buyer warrants and represents to Seller that Buyer is relying solely on Buyer's own investigation of the Property and Inclusions and not on any information provided or to be provided by Seller; Buyer will review and investigate the property and any improvements on it and 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 5.2, 5.4, 6.2, 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.

BUYER: First Avenue Properties of Minneapolis, LLC

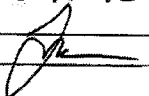


Date 5-3-18

\_\_\_\_\_

Date

SELLER: 215 N 12TH STREET, LLC



Date 5/10/18

\_\_\_\_\_

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.

**Amore Realty**

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CL8-9-12) (Mandatory 1-13)

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

**CLOSING INSTRUCTIONS**Date: May 3, 2018

**1. PARTIES, PROPERTY.** 215 N 12th St, LLC, Frederick Chin CEO, Seller, and First Avenue Properties of Minneapolis, LLC Thomas Berthiaume Cheryl Kachenmeister, Buyer, engage Title Company of the Rockies, Closing Company, who agrees to provide closing and settlement services in connection with the Closing of the transaction for the sale and purchase of the Property known as No. 215 N 12th St Carbondale CO 81623-2837,  
Street Address City State Zip

and more fully described in the Contract to Buy and Sell Real Estate, dated May 3, 2018, including any counterproposals and amendments (Contract). All terms of the Contract are incorporated herein by reference. In the event of any conflict between this Agreement and the Contract, this Agreement shall control, subject to subsequent amendments to the Contract or this Agreement.

**2. TITLE COMMITMENT, EXCEPTIONS AND POLICY.** Closing Company  **Agrees**  **Does Not** agree that: upon completion of a satisfactory title search and examination, it will furnish a Title Insurance Commitment; and it will issue a Title Insurance Policy provided that all requirements have been fulfilled. Closing Company  **Agrees**  **Does Not** agree to furnish copies of Exceptions.

**3. INFORMATION, PREPARATION. CLOSING, RECORDING.** Closing Company is authorized to obtain any information necessary for the Closing. Closing Company agrees to prepare (excluding legal documents), deliver and record all documents required or customarily recorded, and disburse all funds pursuant to the Contract that are necessary to carry out the terms and conditions of the Contract.

**4. CLOSING FEE.** Closing Company will receive a fee of \$400.00 for providing closing and settlement services (Closing Fee).

**5. RELEASE, DISBURSEMENT.** Closing Company is not authorized to release any signed documents or things of value prior to receipt and disbursement of Good Funds, except as provided in §§ 9, 10 and 11.

**6. DISBURSER.** Closing Company shall disburse all funds, including real estate commissions, except those funds as may be separately disclosed in writing to Buyer and Seller by Closing Company or Buyer's lender on or before Closing. All parties agree that no one other than the disbursing party can assure that payoff of loans and other disbursements will actually be made.

**7. SELLER'S NET PROCEEDS.** Seller will receive the 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  **Closing Company's trust account check**.

**8. CLOSING STATEMENT.** Closing Company will prepare and deliver an accurate, complete and detailed closing statement to Buyer and Seller at time of Closing.

**9. FAILURE OF CLOSING.** If Closing or disbursement does not occur on or before Closing Date set forth in the Contract, Closing Company, except as provided herein, is authorized and agrees to return all documents, monies, and things of value to the depositing party, upon which Closing Company will be relieved from any further duty, responsibility or liability in connection with these Closing Instructions. In addition, any promissory note, deed of trust or other evidence of indebtedness signed by Buyer will be voided by Closing Company, with the originals returned to Buyer and a copy to Buyer's lender.

**CL8-9-12. CLOSING INSTRUCTIONS**

Page 1 of 3

56 **10. RETURN OF EARNEST MONEY.** Except as otherwise provided in § 11, Earnest Money Dispute, if the Earnest  
 57 Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination,  
 58 Earnest Money Holder shall release the Earnest Money as directed by the written mutual instructions. Such release of  
 59 Earnest Money shall be made within five days of Earnest Money Holder's receipt of the written mutual instructions  
 60 signed by both Buyer and Seller, provided the Earnest Money check has cleared.  
 61

62 **11. EARNEST MONEY DISPUTE.** In the event of any controversy regarding the Earnest Money (notwithstanding  
 63 any termination of the Contract), Earnest Money Holder shall not be required to take any action. Earnest Money  
 64 Holder, at its option and sole subjective discretion, has several options: (1) await any proceeding, (2) interplead all  
 65 parties and deposit Earnest Money into a court of competent jurisdiction and shall recover court costs and reasonable  
 66 attorney and legal fees, or (3) provide notice to Buyer and Seller that unless Earnest Money Holder receives a copy of  
 67 the Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit  
 68 (Lawsuit) within one hundred twenty days of Earnest Money Holder's notice to the parties, Earnest Money Holder  
 69 shall be authorized to return the Earnest Money to Buyer. In the event Earnest Money Holder does receive a copy of  
 70 the Lawsuit, and has not interpleaded the monies at the time of any Order, Earnest Money Holder shall disburse the  
 71 Earnest Money pursuant to the Order of the Court.  
 72

73 **12. SUBSEQUENT AMENDMENTS.** Any amendments to, or termination of, these Closing Instructions must be in  
 74 writing and signed by Buyer, Seller and Closing Company.  
 75

76 **13. CHANGE IN OWNERSHIP OF WATER WELL.** Within sixty days after Closing, Closing Company shall submit  
 77 any required Change in Ownership form or registration of existing well form to the Division of Water Resources in the  
 78 Department of Natural Resources (Division), with as much information as is available and the Division shall be  
 79 responsible for obtaining the necessary well registration information directly from Buyer. Closing Company shall not  
 80 be liable for delaying Closing to ensure Buyer completes any required form.  
 81

82 **14. WITHHOLDING.** The Internal Revenue Service and the Colorado Department of Revenue may require Closing  
 83 Company to withhold a substantial portion of the proceeds of this sale when Seller is either of the following: (a) a  
 84 foreign person, or (b) will not be a Colorado resident after Closing. Seller should inquire of Seller's tax advisor to  
 85 determine if withholding applies or if an exemption exists.  
 86

87 **15. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real  
 88 Estate Commission.)  
 89  
 90  
 91  
 92  
 93

94 **16. COUNTERPARTS.** This document may be executed by each party, separately, and when each party has  
 95 executed a copy, such copies taken together shall be deemed to be a full and complete contract between the parties.  
 96

97 **17. BROKER'S COPIES.** Closing Company shall provide, to each broker in this transaction, copies of all signed  
 98 documents that such brokers are required to maintain pursuant to the rules of the Colorado Real Estate Commission.  
 99

100 **18. NOTICE, DELIVERY, CHOICE OF LAW.**

101 **18.1. Physical Delivery.** Except as provided in § 18.2, all notices must be in writing. Any notice or document  
 102 to Buyer is effective when physically received by Buyer, any individual buyer, any representative of Buyer, or  
 103 Brokerage Firm of Broker working with Buyer. Any notice or document to Seller shall be effective when physically  
 104 received by Seller, any individual seller, any representative of Seller, or Brokerage Firm of Broker working with  
 105 Seller. Any notice or document to Closing Company shall be effective when physically received by Closing  
 106 Company, any individual of Closing Company, or any representative of Closing Company.

107 **18.2. Electronic Delivery.** As an alternative to physical delivery, any signed documents and written notice may  
 108 be delivered in electronic form by the following indicated methods only:  Facsimile  Email  Internet  No  
 109 **Electronic Delivery** Documents with original signatures shall be provided upon request of any party.

110 **18.3. Choice of Law.** This Contract and all disputes arising hereunder shall be governed by and construed in  
 111 accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a  
 112 contract in this state for property located in Colorado.

Buyer's Name: First Avenue Properties of Minneapolis, LLC

Buyer's Name: Thomas Berthiaume Cherryl Kachenmeister

Thomas A Berlin 5.3.18  
Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

Address: 320 Main St Ste 300  
Carbondale, CO 81623-2085

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Electronic Address: \_\_\_\_\_

Electronic Address: \_\_\_\_\_

Seller's Name: 215 N 12th St, LLC

Seller's Name: Frederick Chin CEO

[Signature] \_\_\_\_\_ 5/10/18  
Seller's Signature \_\_\_\_\_ Date \_\_\_\_\_

Seller's Signature \_\_\_\_\_ Date \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Electronic Address: \_\_\_\_\_

Electronic Address: \_\_\_\_\_

Closing Company's Name: Title Company of the Rockies

\_\_\_\_\_  
Authorized Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Electronic Address: \_\_\_\_\_

(TO BE COMPLETED ONLY BY BROKER AND CLOSING COMPANY)

113  
114  
115  
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123

Lynn M Kirchner (Broker)  Working with Seller  Working with Buyer  
engages Closing Company as Broker's scrivener to complete, for a fee not to exceed \$10.00 at the  
sole expense of Broker, the following legal documents:  Deed  Bill of Sale  Colorado Real Estate  
**Commission approved Promissory Note**  **Colorado Real Estate Commission approved Deed of Trust.**  
Closing Company agrees to prepare, on behalf of Broker, the indicated legal documents pursuant to the terms and  
conditions of the Contract.

The documents stated above shall be subject to Broker's review and approval and Broker acknowledges that Broker  
is responsible for the accuracy of the above documents.

Brokerage Firm's Name: Amore Realty LLC  
Broker's Name: Lynn M Kirchner

[Signature] \_\_\_\_\_ 5.3.18  
Broker's Signature \_\_\_\_\_ Date \_\_\_\_\_

Closing Company's Name: Title Company of the Rockies

\_\_\_\_\_  
Authorized Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

**EXHIBIT B**

**BROKER AGREEMENT**



**Amore Realty**

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: April 5, 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:** See Exhibit A

**3.2. Brokerage Firm:** Amore Realty, LLC & RFV Property Management LLC

**3.3. Broker:** Lynn M. Kirchner

**3.4. Property.** The Property is the following legally described real estate in the County of \_\_\_\_\_, Colorado: See Exhibit A List of Properties for all listed for sale and Leasing ref 3.5.2 & Exhibit B Notes for Offers on WB Properties

known as No. \_\_\_\_\_,

Street Address City State Zip

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.**

**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 April 5, 2018, and continues through the earlier of (1) completion of the Sale of the Property or (2) December 31, 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.

**LC50-6-16. EXCLUSIVE RIGHT-TO-SELL 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.

111 5.6. Broker has no duty to conduct an independent inspection of the Property for the benefit of a buyer and has no  
 112 duty to independently verify the accuracy or completeness of statements made by Seller or independent  
 113 inspectors. Broker has no duty to conduct an independent investigation of a buyer's financial condition or to verify  
 114 the accuracy or completeness of any statement made by a buyer.

115 5.7. Seller understands that Seller is not liable for Broker's acts or omissions that have not been approved,  
 116 directed, or ratified by Seller.

117 5.8. When asked, Broker  Will  Will Not disclose to prospective buyers and cooperating brokers the existence  
 118 of offers on the Property and whether the offers were obtained by Broker, a broker within Brokerage Firm or by  
 119 another broker.

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

122 6.1. Promoting the interests of Seller with the utmost good faith, loyalty and fidelity;

123 6.2. Seeking a price and terms that are set forth in this Seller Listing Contract; and

124 6.3. Counseling Seller as to any material benefits or risks of a transaction that are actually known by Broker.

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

129 7.1. **Amount.** In consideration of the services to be performed by Broker, Seller agrees to pay Brokerage Firm as follows:

130 7.1.1. **Sale Commission.** (1) 6.000 % of the gross purchase price or (2) n/a  
 131 in U.S. dollars.

132 7.1.2. **Lease Commission.** If the box in § 3.5.2 is checked, Brokerage Firm will be paid a fee equal to (1)  
 133 10.000 % of the gross rent under the lease, or (2) \_\_\_\_\_, in U.S. dollars, payable  
 134 as follows: See exhibit "A"

135 7.1.3. **Other Compensation.** 1% of the 6% to Amore Realty

136 7.2. **Cooperative Broker Compensation.** Brokerage Firm offers compensation to outside brokerage firms, whose  
 137 brokers are acting as:

138  **Buyer Agents:** 2.500 % of the gross sales price or \_\_\_\_\_, in U.S. dollars.

139  **Transaction-Brokers:** 2.500 % of the gross sales price or \_\_\_\_\_, in U.S. dollars.

140 7.3. **When Earned.** Such commission is earned upon the occurrence of any of the following:

141 7.3.1. Any Sale of the Property within the Listing Period by Seller, by Broker or by any other person;

142 7.3.2. Broker finding a buyer who is ready, willing and able to complete the Sale or Lease as specified in  
 143 this Seller Listing Contract; or

144 7.3.3. Any Sale (or Lease if § 3.5.2 is checked) of the Property within 180 calendar days after the Listing  
 145 Period expires (Holdover Period) (1) to anyone with whom Broker negotiated and (2) whose name was  
 146 submitted, in writing, to Seller by Broker during the Listing Period (Submitted Prospect). Provided, however,  
 147 Seller  Will  Will Not owe the commission to Brokerage Firm under this § 7.3.3 if a commission is earned  
 148 by another licensed real estate brokerage firm acting pursuant to an exclusive agreement entered into during  
 149 the Holdover Period and a Sale or Lease to a Submitted Prospect is consummated. If no box is checked in  
 150 this § 7.3.3, then Seller does not owe the commission to Brokerage Firm.

151 7.4. **When Applicable and Payable.** The commission obligation applies to a Sale made during the Listing Period  
 152 or any extension of such original or extended term. The commission described in § 7.1.1 is payable at the time of  
 153 the closing of the Sale, or, if there is no closing (due to the refusal or neglect of Seller) then on the contracted  
 154 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  
 155 buyer is not accepted by Seller.

156 8. **LIMITATION ON THIRD-PARTY COMPENSATION.** Neither Broker nor Brokerage Firm, except as set forth in §  
 157 7, will accept compensation from any other person or entity in connection with the Property without the written consent  
 158 of Seller. Additionally, neither Broker nor Brokerage Firm is permitted to assess or receive mark-ups or other  
 159 compensation for services performed by any third party or affiliated business entity unless Seller signs a separate  
 160 written consent for such services.

161 9. **OTHER BROKERS' ASSISTANCE, MULTIPLE LISTING SERVICES AND MARKETING.** Seller has been  
 162 advised by Broker of the advantages and disadvantages of various marketing methods, including advertising and the  
 163 use of multiple listing services (MLS) and various methods of making the Property accessible by other brokerage firms  
 164 (e.g., using lock boxes, by-appointment-only showings, etc.) and whether some methods may limit the ability of  
 165 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: \_\_\_\_\_.

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

Other instructions: Listing Broker or Assistant to accompany showings

**9.3. Broker Marketing.** The following specific marketing tasks will be performed by Broker:

**MLS data entry, marketing rotation, social media, signage and brochure box**

**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.

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 Attached

11.2. **Terms.**  Cash  Conventional  FHA  VA  Other: \_\_\_\_\_

11.3. **Loan Discount Points.** \_\_\_\_\_

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

11.5. **Earnest Money.** Minimum amount of earnest money deposit U.S. \$10% \_\_\_\_\_ in the form of **Personal Funds as Check, Wired Funds, Cashier's Check**

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.

224 **13. INCLUSIONS AND EXCLUSIONS.**

225 **13.1. Inclusions.** The Purchase Price includes the following items (Inclusions):

226 **13.1.1. Fixtures.** The following items are included if attached to the Property on the date of this Seller Listing  
227 Contract, unless excluded under Exclusions (§ 13.2): lighting, heating, plumbing, ventilating, and air conditioning  
228 fixtures, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants,  
229 mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in  
230 vacuum systems (including accessories), garage door openers including all remote controls.

231 **Other Fixtures:**

232  
233  
234 If any fixtures are attached to the Property after the date of this Seller Listing Contract, such additional fixtures  
235 are also included in the Purchase Price.

236 **13.1.2. Personal Property.** The following items are included if on the Property, whether attached or not, on  
237 the date of this Seller Listing Contract, unless excluded under Exclusions (§ 13.2): storm windows, storm  
238 doors, window and porch shades, awnings, blinds, screens, window coverings, curtain rods, drapery rods,  
239 fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, and all keys. If checked,  
240 the following are included:  **Water Softeners**  **Smoke/Fire Detectors**  **Carbon Monoxide Alarms**  
241  **Security Systems**  **Satellite Systems** (including satellite dishes); and  
242  
243

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

247 **13.1.3. Trade Fixtures.** The following trade fixtures are included: n/a  
248 The Trade Fixtures to be conveyed at closing must be conveyed by Seller, free and clear of all taxes (except  
249 personal property taxes for the year of closing), liens and encumbrances, except \_\_\_\_\_ .  
250 Conveyance will be by bill of sale or other applicable legal instrument.

251 **13.1.4. Parking and Storage Facilities.**  **Use Only**  **Ownership** of the following parking facilities: \_\_\_\_\_  
252 \_\_\_\_\_; and  **Use Only**  **Ownership** of the following storage facilities: n/a  
253 \_\_\_\_\_ .

254 **13.1.5. Water Rights.** The following legally described water rights:

255  
256  
257 Any water rights must be conveyed by special warranty deed or other applicable legal instrument. The Well  
258 Permit # is \_\_\_\_\_

259 **13.1.6. Growing Crops.** The following growing crops:  
260 n/a  
261

262 **13.2. Exclusions.** The following are excluded (Exclusions):  
263  
264  
265  
266

267 **14. TITLE AND ENCUMBRANCES.** Seller represents to Broker that title to the Property is solely in Seller's name.  
268 Seller must deliver to Broker true copies of all relevant title materials, leases, improvement location certificates and  
269 surveys in Seller's possession and must disclose to Broker all easements, liens and other encumbrances, if any, on  
270 the Property, of which Seller has knowledge. Seller authorizes the holder of any obligation secured by an  
271 encumbrance on the Property to disclose to Broker the amount owing on said encumbrance and the terms thereof. In  
272 case of Sale, Seller agrees to convey, by a special warranty deed, only that title Seller has in the Property. Property  
273 must be conveyed free and clear of all taxes, except the general taxes for the year of closing.

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

277 The Property is subject to the following leases and tenancies: n/a  
278 If the Property has been or will be subject to any governmental liens for special improvements installed at the time of  
279 signing a Sale contract, Seller is responsible for payment of same, unless otherwise agreed.

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

283 **16. ASSOCIATION ASSESSMENTS.** Seller represents that the amount of the regular owners' association  
 284 assessment is currently payable at approximately \$ \_\_\_\_\_ per \_\_\_\_\_ and that there are no unpaid  
 285 regular or special assessments against the Property except the current regular assessments and except \_\_\_\_\_  
 286 \_\_\_\_\_. Seller agrees to promptly request the owners' association to deliver to buyer before  
 287 date of closing a current statement of assessments against the Property.

288 **17. POSSESSION.** Possession of the Property will be delivered to buyer as follows: Date of Delivery of Deed  
 289 \_\_\_\_\_, subject to leases and tenancies as described in § 14.

290 **18. MATERIAL DEFECTS, DISCLOSURES AND INSPECTION.**

291 **18.1. Broker's Obligations.** Colorado law requires a broker to disclose to any prospective buyer all adverse  
 292 material facts actually known by such broker including but not limited to adverse material facts pertaining to the  
 293 title to the Property and the physical condition of the Property, any material defects in the Property, and any  
 294 environmental hazards affecting the Property which are required by law to be disclosed. These types of  
 295 disclosures may include such matters as structural defects, soil conditions, violations of health, zoning or building  
 296 laws, and nonconforming uses and zoning variances. Seller agrees that any buyer may have the Property and  
 297 Inclusions inspected and authorizes Broker to disclose any facts actually known by Broker about the Property.

298 **18.2. Seller's Obligations.**

299 **18.2.1. Seller's Property Disclosure Form.** Disclosure of known material latent (not obvious) defects is  
 300 required by law. Seller  **Agrees**  **Does Not Agree** to provide a Seller's Property Disclosure form  
 301 completed to Seller's current, actual knowledge.

302 **18.2.2. Lead-Based Paint.** Unless exempt, if the improvements on the Property include one or more  
 303 residential dwellings for which a building permit was issued prior to January 1, 1978, a completed Lead-Based  
 304 Paint Disclosure (Sales) form must be signed by Seller and the real estate licensees, and given to any  
 305 potential buyer in a timely manner.

306 **18.2.3. Carbon Monoxide Alarms.** Note: If the improvements on the Property have a fuel-fired heater or  
 307 appliance, a fireplace, or an attached garage and one or more rooms lawfully used for sleeping purposes  
 308 (Bedroom), Seller understands that Colorado law requires that Seller assure the Property has an operational  
 309 carbon monoxide alarm installed within fifteen feet of the entrance to each Bedroom or in a location as  
 310 required by the applicable building code, prior to offering the Property for sale or lease.

311 **18.2.4. Condition of Property.** The Property will be conveyed in the condition existing as of the date of the  
 312 sales contract or lease, ordinary wear and tear excepted, unless Seller, at Seller's sole option, agrees in  
 313 writing to any repairs or other work to be performed by Seller.

314 **19. RIGHT OF PARTIES TO CANCEL.**

315 **19.1. Right of Seller to Cancel.** In the event Broker defaults under this Seller Listing Contract, Seller has the  
 316 right to cancel this Seller Listing Contract, including all rights of Brokerage Firm to any compensation if the Seller  
 317 Agency box is checked. Examples of a Broker default include, but are not limited to (1) abandonment of Seller, (2)  
 318 failure to fulfill all material obligations of Broker and (3) failure to fulfill all material Uniform Duties (§ 5) or, if the  
 319 Seller Agency box at the top of page 1 is checked, the failure to fulfill all material Additional Duties Of Seller's  
 320 Agent (§ 6). Any rights of Seller that accrued prior to cancellation will survive such cancellation.

321 **19.2. Right of Broker to Cancel.** Brokerage Firm may cancel this Seller Listing Contract upon written notice to  
 322 Seller that title is not satisfactory to Brokerage Firm. Although Broker has no obligation to investigate or inspect  
 323 the Property, and no duty to verify statements made, Brokerage Firm has the right to cancel this Seller Listing  
 324 Contract if any of the following are unsatisfactory (1) the physical condition of the Property or Inclusions, (2) any  
 325 proposed or existing transportation project, road, street or highway, (3) any other activity, odor or noise (whether  
 326 on or off the Property) and its effect or expected effect on the Property or its occupants, or (4) any facts or  
 327 suspicions regarding circumstances that could psychologically impact or stigmatize the Property. Additionally,  
 328 Brokerage Firm has the right to cancel this Seller Listing Contract if Seller or occupant of the Property fails to  
 329 reasonably cooperate with Broker or Seller defaults under this Seller Listing Contract. Any rights of Brokerage  
 330 Firm that accrued prior to cancellation will survive such cancellation.

331 **20. FORFEITURE OF PAYMENTS.** In the event of a forfeiture of payments made by a buyer, the sums received will  
 332 be: (1)  100% will be paid to Seller; (2)  divided between Brokerage Firm and Seller, one-half to Brokerage Firm  
 333 but not to exceed the Brokerage Firm compensation agreed upon herein, and the balance to Seller; (3)  Other:  
 334 \_\_\_\_\_. If no box is checked in this Section, choice (1),  
 335 100 % paid to Seller, applies. Any forfeiture of payment under this section will not reduce any Brokerage Firm  
 336 compensation owed, earned and payable under § 7.

- 337 **21. COST OF SERVICES AND REIMBURSEMENT.** Unless otherwise agreed upon in writing, Brokerage Firm must  
 338 bear all expenses incurred by Brokerage Firm, if any, to market the Property and to compensate cooperating  
 339 brokerage firms, if any. Neither Broker nor Brokerage Firm will obtain or order any other products or services unless  
 340 Seller agrees in writing to pay for them promptly when due (examples: surveys, radon tests, soil tests, title reports,  
 341 engineering studies, property inspections). Unless otherwise agreed, neither Broker nor Brokerage Firm is obligated  
 342 to advance funds for Seller. Seller must reimburse Brokerage Firm for payments made by Brokerage Firm for such  
 343 products or services authorized by Seller.
- 344 **22. DISCLOSURE OF SETTLEMENT COSTS.** Seller acknowledges that costs, quality, and extent of service vary  
 345 between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).
- 346 **23. MAINTENANCE OF THE PROPERTY.** Neither Broker nor Brokerage Firm is responsible for maintenance of the  
 347 Property nor are they liable for damage of any kind occurring to the Property, unless such damage is caused by their  
 348 negligence or intentional misconduct.
- 349 **24. NONDISCRIMINATION.** The parties agree not to discriminate unlawfully against any prospective buyer because  
 350 of the race, creed, color, sex, sexual orientation, marital status, familial status, physical or mental disability, handicap,  
 351 religion, national origin or ancestry of such person.
- 352 **25. RECOMMENDATION OF LEGAL AND TAX COUNSEL.** By signing this document, Seller acknowledges that  
 353 Broker has advised that this document has important legal consequences and has recommended consultation with  
 354 legal and tax or other counsel before signing this Seller Listing Contract.
- 355 **26. MEDIATION.** If a dispute arises relating to this Seller Listing Contract, prior to or after closing, and is not resolved,  
 356 the parties must first proceed in good faith to submit the matter to mediation. Mediation is a process in which the  
 357 parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot  
 358 impose binding decisions. The parties to the dispute must agree, in writing, before any settlement is binding. The  
 359 parties will jointly appoint an acceptable mediator and will share equally in the cost of such mediation. The mediation,  
 360 unless otherwise agreed, will terminate in the event the entire dispute is not resolved within 30 calendar days of the  
 361 date written notice requesting mediation is delivered by one party to the other at the other party's last known address.
- 362 **27. ATTORNEY FEES.** In the event of any arbitration or litigation relating to this Seller Listing Contract, the arbitrator  
 363 or court must award to the prevailing party all reasonable costs and expenses, including attorney and legal fees.
- 364 **28. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real  
 365 Estate Commission.)  
 366 See Attached Exhibit "A" and Exhibit "B"  
 367  
 368
- 369 **29. ATTACHMENTS.** The following are a part of this Seller Listing Contract:  
 370 Exhibits "A" and "B"  
 371
- 372 **30. NO OTHER PARTY OR INTENDED BENEFICIARIES.** Nothing in this Seller Listing Contract is deemed to inure  
 373 to the benefit of any person other than Seller, Broker and Brokerage Firm.
- 374 **31. NOTICE, DELIVERY AND CHOICE OF LAW.**
- 375 **31.1. Physical Delivery.** All notices must be in writing, except as provided in § 31.2. Any document, including a  
 376 signed document or notice, delivered to the other party to this Seller Listing Contract, is effective upon physical  
 377 receipt. Delivery to Seller is effective when physically received by Seller, any signator on behalf of Seller, any  
 378 named individual of Seller or representative of Seller.
- 379 **31.2. Electronic Delivery.** As an alternative to physical delivery, any document, including a signed document or  
 380 written notice, may be delivered in electronic form only by the following indicated methods:  Facsimile  Email  
 381  Internet. If no box is checked, this § 31.2 is not applicable and § 31.1 governs notice and delivery. Documents  
 382 with original signatures will be provided upon request of any party.
- 383 **31.3. Choice of Law.** This Seller Listing Contract and all disputes arising hereunder are governed by and  
 384 construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents  
 385 who sign a contract in this state for property located in Colorado.
- 386 **32. MODIFICATION OF THIS SELLER LISTING CONTRACT.** No subsequent modification of any of the terms of this  
 387 Seller Listing Contract is valid, binding upon the parties, or enforceable unless made in writing and signed by the parties.
- 388 **33. COUNTERPARTS.** This Seller Listing Contract may be executed by each of the parties, separately, and when so  
 389 executed by all the parties, such copies taken together are deemed to be a full and complete contract between the parties.
- 390 **34. ENTIRE AGREEMENT.** This agreement constitutes the entire contract between the parties, and any prior  
 391 agreements, whether oral or written, have been merged and integrated into this Seller Listing Contract.
- 392 **35. COPY OF CONTRACT.** Seller acknowledges receipt of a copy of this Seller Listing Contract signed by Broker,  
 393 including all attachments.

394  
395

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

**Frederick Chin**

**Woodbridge Group of Companies, LLC**

Seller's Name

Seller's Name

4/12/18

Seller's Signature

Date

Seller's Signature

Date

Address: **333 S. Grand Ave #4070, Los Angeles, CA 90071**

Phone No.:

Fax No.:

Electronic Address:

Broker's Name: **Lynn M. Kirchner**

Broker's Signature

Date

4.5.18

Address: **711 Main Street, Carbondale, CO 81623**

Phone No.: **(970)379-4766 cell**

Fax No.:

Electronic Address: **lynnk@rof.net**

Brokerage

Firm's Name: **Amore Realty, LLC & RFV Property Management LLC**

Address: **711 Main Street, Carbondale, CO 81623**

Phone No.: **(970)963-5177**

Fax No.: **(970) 963-5178**

Electronic Address: **lynnk@rof.net**