

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

In re:

WOODBRIIDGE GROUP OF COMPANIES,
LLC, *et al.*,¹

Debtors.

Chapter 11

Case No. 17-12560 (KJC)

(Jointly Administered)

Ref. Docket Nos. 1996 & 1997

**CERTIFICATION OF COUNSEL REGARDING ORDER (I) AUTHORIZING THE
SALE OF 26 SADDLEHORN COURT, 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**

1. The undersigned hereby certifies that, on June 19, 2018, the above-captioned debtors and debtors in possession (collectively, the “Debtors”) filed with the United States Bankruptcy Court for the District of Delaware (the “Court”) the *Debtors’ Motion for Entry of an Order (I) Authorizing the Sale of 26 Saddlehorn Court, 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* [Docket No. 1996] (the “Motion”). Attached as Exhibit A to the Motion was a proposed form of order (the “Proposed Order”).

2. Pursuant to the Notice of Motion the deadline to file objections or responses to the Motion (the “Objection Deadline”) was July 3, 2018 at 4:00 p.m. (ET). Prior to the Objection Deadline, the Debtors received informal comments from the Ad Hoc Noteholders

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

Group. Additionally, Angela and Wayne Jakobs, Michael and Ronnie Zuckerman, Paul Cohen, Gail P. Paymer Revocable Trust, Clinton J. Carrougher, Robert T. Cassidy, Provident Trust Group, LLC FBO Robert L. Gross, Jr. Roth IRA, John and Alicia Ohlsson, Alan Grabishch, Albert Ochs, Maria Recine, Vivian Shaw, Donald and Patricia Krahn, Maria and Nicola Balducci, and Phillip C. Jerzak (the “Respondents”) filed a reservation of rights [Docket No. 2083]. No other objections or responses were received on or before the Objection Deadline.

3. As a result of discussions with counsel to the Ad Hoc Noteholders Group and the Respondents, the Debtors have revised the Proposed Order (the “Revised Proposed Order”) to resolve the issues raised. Attached here to as Exhibit I is the Revised Proposed Order.² The Debtors submit that the Revised Proposed Order is appropriate and consistent with the relief requested in the Motion and the Debtors’ discussions with the Ad Hoc Noteholders Group and the Respondents, and that entry of the Revised Order is in the best interests of the Debtor, their estates, and their creditors. The Ad Hoc Noteholders Group and the Respondents do not oppose the entry of the Revised Proposed Order.

[Remainder of page intentionally left blank]

² For ease of reference, attached hereto as Exhibit II is a copy of the Revised Proposed Order marked against the Proposed Order (the “Blackline”).

Dated: July 5, 2018
Wilmington, Delaware

/s/ Betsy L. Feldman

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EXHIBIT 1

Revised Proposed Order

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

In re:

WOODBRIIDGE GROUP OF COMPANIES,
LLC, et al.,¹

Debtors.

Case No. 17-12560 (KJC)

(Jointly Administered)

Chapter 11

Ref. Docket Nos. 1996 & 1997

**ORDER (I) AUTHORIZING THE SALE OF 26 SADDLEHORN COURT,
CARBONDALE, COLORADO PROPERTY OWNED BY THE DEBTORS FREE AND
CLEAR OF LIENS, CLAIMS, ENCUMBRANCES, AND OTHER INTERESTS;
(II) APPROVING RELATED PURCHASE AGREEMENT; AND
(III) GRANTING RELATED RELIEF**

Upon the motion (the “Motion”)² 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 Derbyshire Investments, LLC (the “Seller”) located at 26 Saddlehorn Court, Carbondale, Colorado 81623 (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 of the Sale (collectively, the “Personal Property” and, together with the Real Property, the “Property”) on an “as is, where is”

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

basis, free and clear of any and all liens, claims, encumbrances, and other interests to Raymond Paul Koenig (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 April 20, 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* (the "Final DIP Order"); *provided, however*, that the portion of net proceeds not required to be reserved by the Debtors pursuant to the Final DIP Order, *i.e.*, 90% of the net proceeds of the Sale, shall be used by the Debtors to retire third-party secured debt on real property owned by a Debtor entity, including amounts owed under the Debtors' debtor-in-possession financing facility.

7. The Debtors are authorized and empowered to (i) pay the Purchaser's Broker Fee in an amount up to 2.5% of the gross sale proceeds, and (ii) pay the Seller's Broker Fee in an amount up to 2.5% of the 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: _____, 2018
Wilmington, Delaware

KEVIN J. CAREY
UNITED STATES BANKRUPTCY JUDGE

Exhibit 1

Purchase Agreement

COMPASS Compass Colorado, LLC d/b/a Compass
Samuel Augustine
Ph: 970-925-6063

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CBS1-6-15) (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
(RESIDENTIAL)**

Date: 4/20/2018

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, *Raymond Paul Koenig and/or assigns*, will take title to the Property described below as

Joint Tenants Tenants In Common Other TBD prior to closing.

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

2.3. Seller. Seller, *Derbyshire Investments LLC*, 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:

Section: 13 Township: 7 Range: 89 Subdivision: ASPEN GLEN FLG #7 Lot: H27

known as No. 26 Saddlehorn Court, Carbondale, CO 81623,

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

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

2.5.1. Inclusions - 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 all remote controls). If checked, the following are owned by the Seller and included (leased items should be listed under **Due Diligence Documents**): 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 Ceiling Fan; Dishwasher; Dryer; Microwave; Oven; Range; Refrigerator; Stove Top; Window Coverings; .

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: n/a

2.5.5. Parking and Storage Facilities. Use Only Ownership of the following parking facilities: all appurtenant, and Use Only Ownership of the following storage facilities: all appurtenant.

2.6. Exclusions. The following items are excluded (Exclusions): n/a

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

2.7.1. Deeded Water Rights. The following legally described water rights: n/a

Any deeded water rights will be conveyed by a good and sufficient n/a 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: n/a

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 n/a.

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

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 business days after MEC
		Title	
2	§ 8.1	Record Title Deadline	7 days after MEC
3	§ 8.2	Record Title Objection Deadline	21 days after MEC
4	§ 8.3	Off-Record Title Deadline	7 days after MEC
5	§ 8.3	Off-Record Title Objection Deadline	21 days after MEC
6	§ 8.4	Title Resolution Deadline	28 days after MEC
7	§ 8.6	Right of First Refusal Deadline	n/a
		Owners' Association	
8	§ 7.3	Association Documents Deadline	7 days after MEC
9	§ 7.4	Association Documents Objection Deadline	21 days after MEC
		Seller's Property Disclosure	
10	§ 10.1	Seller's Property Disclosure Deadline	n/a
		Loan and Credit	
11	§ 5.1	Loan Application Deadline	done

12	§ 5.2	Loan Objection Deadline	35 days after MEC	
13	§ 5.3	Buyer's Credit Information Deadline	<i>n/a</i>	
14	§ 5.3	Disapproval of Buyer's Credit Information Deadline	<i>n/a</i>	
15	§ 5.4	Existing Loan Documents Deadline	<i>n/a</i>	
16	§ 5.4	Existing Loan Documents Objection Deadline	<i>n/a</i>	
17	§ 5.4	Loan Transfer Approval Deadline	<i>n/a</i>	
18	§ 4.7	Seller or Private Financing Deadline	<i>n/a</i>	
Appraisal				
19	§ 6.2	Appraisal Deadline	21 days after MEC	
20	§ 6.2	Appraisal Objection Deadline	30 days after MEC	
21	§ 6.2	Appraisal Resolution Deadline	33 days after MEC	
Survey				
22	§ 9.1	New ILC or New Survey Deadline	14 days after MEC	
23	§ 9.3	New ILC or New Survey Objection Deadline	21 days after MEC	
24	§ 9.4	New ILC or New Survey Resolution Deadline	28 days after MEC	
Inspection and Due Diligence				
25	§ 10.3	Inspection Objection Deadline	21 days after MEC	
26	§ 10.3	Inspection Resolution Deadline	28 days after MEC	
27	§ 10.5	Property Insurance Objection Deadline	21 days after MEC	
28	§ 10.6	Due Diligence Documents Delivery Deadline	7 days after MEC	
29	§ 10.6	Due Diligence Documents Objection Deadline	21 days after MEC	
30	§ 10.6	Due Diligence Documents Resolution Deadline	28 days after MEC	
31	§ 10.7	Conditional Sale Deadline	<i>n/a</i>	
Closing and Possession				
32	§ 12.3	Closing Date	on or before 8/1/2018	
33	§ 17	Possession Date	upon date of closing	
34	§ 17	Possession Time	upon delivery of deed at closing	
35	§ 28	Acceptance Deadline Date	4/27/2018	Friday
36	§ 28	Acceptance Deadline Time	Friday 4PM	
37	30.8	Attorney Review Deadline	5 business days after MEC	
38	30.8	Attorney Review Resolution Deadline	7 business days after MEC	

Note: If **FHA** or **VA** loan boxes are checked in § 4.5.3 (Loan Limitations), the **Appraisal** deadlines do **Not** apply to **FHA** insured or **VA** guaranteed loans.

3.1. Applicability of Terms. Any box checked in this Contract means the corresponding provision applies. Any box, blank or line in this Contract left blank or completed with the abbreviation "N/A", or the word "Deleted" means such provision, including any deadline, is not applicable and the corresponding provision of this Contract to which reference is made is deleted. If no box is checked in a provision that contains a selection of "None", such provision means that "None" applies.

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

4. PURCHASE PRICE AND TERMS.

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	\$995,000.00	
2	§ 4.3	Earnest Money		\$49,750.00
3	§ 4.5	New Loan		\$765,000.00
4	§ 4.6	Assumption Balance		
5	§ 4.7	Private Financing		
6	§ 4.7	Seller Financing		
7	<i>n/a</i>	<i>n/a</i>		
8	<i>n/a</i>	<i>n/a</i>		
9	§ 4.4	Cash at Closing		\$180,250.00
10		TOTAL	\$995,000.00	\$995,000.00

4.2. Seller Concession. At Closing, Seller will credit to Buyer \$ n/a (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 wire transfer or check, will be payable to and held by Commonwealth title (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

281 verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.

282 **4.5. New Loan.**

283 **4.5.1. Buyer to Pay Loan Costs.** Buyer, except as provided in § 4.2, if applicable, must
284 timely pay Buyer's loan costs, loan discount points, prepaid items and loan origination fees, as required by
285 lender.

286 **4.5.2. Buyer May Select Financing.** Buyer may pay in cash or select financing
287 appropriate and acceptable to Buyer, including a different loan than initially sought, except as restricted in §
288 4.5.3 or § 30 (Additional Provisions).

289 **4.5.3. Loan Limitations.** Buyer may purchase the Property using any of the following
290 types of loans: **Conventional** **FHA** **VA** **Bond** **Other** *per buyers requirements*.

291 **4.5.4. Good Faith Estimate – Monthly Payment and Loan Costs.** Buyer is advised to
292 review the terms, conditions and costs of Buyer's New Loan carefully. If Buyer is applying for a residential loan,
293 the lender generally must provide Buyer with a good faith estimate of Buyer's closing costs within three days
294 after Buyer completes a loan application. Buyer also should obtain an estimate of the amount of Buyer's
295 monthly mortgage payment.

296 **4.6. Assumption.** (Omitted as inapplicable)

297 **4.7. Seller or Private Financing.** (Omitted as inapplicable)

300 **TRANSACTION PROVISIONS**

301 **5. FINANCING CONDITIONS AND OBLIGATIONS.**

302 **5.1. Loan Application.** If Buyer is to pay all or part of the Purchase Price by obtaining one or more
303 new loans (New Loan), or if an existing loan is not to be released at Closing, Buyer, if required by such lender,
304 must make an application verifiable by such lender, on or before **Loan Application Deadline** and exercise
305 reasonable efforts to obtain such loan or approval.

306 **5.2. Loan Objection.** If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract
307 is conditional upon Buyer determining, in Buyer's sole subjective discretion, whether the New Loan is
308 satisfactory to Buyer, including its availability, payments, interest rate, terms, conditions, and cost of such New
309 Loan. This condition is for the sole benefit of Buyer. Buyer has the Right to Terminate under § 25.1, on or
310 before **Loan Objection Deadline**, if the New Loan is not satisfactory to Buyer, in Buyer's sole subjective
311 discretion. **IF SELLER IS NOT IN DEFAULT AND DOES NOT TIMELY RECEIVE BUYER'S WRITTEN**
312 **NOTICE TO TERMINATE, BUYER'S EARNEST MONEY WILL BE NONREFUNDABLE**, except as otherwise
313 provided in this Contract (e.g., Appraisal, Title, Survey).

314 **5.3. Credit Information and Buyer's New Senior Loan.** (Omitted as inapplicable)

315 **5.4. Existing Loan Review.** (Omitted as inapplicable)

316 **6. APPRAISAL PROVISIONS.**

317 **6.1. Appraisal Definition.** An "Appraisal" is an opinion of value prepared by a licensed or certified
318 appraiser, engaged on behalf of Buyer or Buyer's lender, to determine the Property's market value (Appraised
319 Value). The Appraisal may also set forth certain lender requirements, replacements, removals or repairs
320 necessary on or to the Property as a condition for the Property to be valued at the Appraised Value.

321 **6.2. Appraisal Condition.** The applicable appraisal provision set forth below applies to the respective
322 loan type set forth in § 4.5.3, or if a cash transaction (i.e. no financing), § 6.2.1 applies.

323 **6.2.1. Conventional/Other.** Buyer has the right to obtain an Appraisal. If the Appraised Value
324 is less than the Purchase Price, or if the Appraisal is not received by Buyer on or before **Appraisal Deadline**
325 Buyer may, on or before **Appraisal Objection Deadline**, notwithstanding § 8.3 or § 13:

326 **6.2.1.1. Notice to Terminate.** Notify Seller in writing that this Contract is terminated; or

327 **6.2.1.2. Appraisal Objection.** Deliver to Seller a written objection accompanied by
328 either a copy of the Appraisal or written notice from lender that confirms the Appraisal Value is less than the
329 Purchase Price.

330 **6.2.1.3. Appraisal Resolution.** If an Appraisal Objection is received by Seller, on or
331 before **Appraisal Objection Deadline**, and if Buyer and Seller have not agreed in writing to a settlement

thereof on or before **Appraisal Resolution Deadline** (§ 3), this Contract will terminate on the **Appraisal Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the Appraisal Objection before such termination, i.e., on or before expiration of **Appraisal Resolution Deadline**.

6.2.2. FHA. It is expressly agreed that, notwithstanding any other provisions of this Contract, the purchaser (Buyer) shall not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of Earnest Money deposits or otherwise unless the purchaser (Buyer) has been given, in accordance with HUD/FHA or VA requirements, a written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement lender, setting forth the appraised value of the Property of not less than \$ n/a. The purchaser (Buyer) shall have the privilege and option of proceeding with the consummation of this Contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value nor the condition of the Property. The purchaser (Buyer) should satisfy himself/herself that the price and condition of the Property are acceptable.

6.2.3. VA. It is expressly agreed that, notwithstanding any other provisions of this Contract, the purchaser (Buyer) shall not incur any penalty by forfeiture of Earnest Money or otherwise or be obligated to complete the purchase of the Property described herein, if the Contract Purchase Price or cost exceeds the reasonable value of the Property established by the Department of Veterans Affairs. The purchaser (Buyer) shall, however, have the privilege and option of proceeding with the consummation of this Contract without regard to the amount of the reasonable value established by the Department of Veterans Affairs.

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

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

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

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

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

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

7.2.2. Minutes of most recent annual owners' meeting;

421 7.2.3. Minutes of any directors' or managers' meetings during the six-month period
 422 immediately preceding the date of this Contract. If none of the preceding minutes exist, then the most recent
 423 minutes, if any (§§ 7.2.1, 7.2.2 and 7.2.3, collectively, Governing Documents); and
 424

425 7.2.4. The most recent financial documents which consist of: (1) annual and most recent
 426 balance sheet, (2) annual and most recent income and expenditures statement, (3) annual budget, (4) reserve
 427 study, and (5) notice of unpaid assessments, if any (collectively, Financial Documents).
 428

429 **7.3. Association Documents to Buyer.**

430 7.3.1. **Seller to Provide Association Documents.** Seller is obligated to provide to Buyer the
 431 Association Documents, at Seller's expense, on or before **Association Documents Deadline**. Seller
 432 authorizes the Association to provide the Association Documents to Buyer, at Seller's expense. Seller's
 433 obligation to provide the Association Documents is fulfilled upon Buyer's receipt of the Association Documents,
 434 regardless of who provides such documents.
 435

436 7.4. **Conditional on Buyer's Review.** Buyer has the right to review the Association Documents.
 437 Buyer has the Right to Terminate under § 25.1, on or before **Association Documents Objection Deadline**,
 438 based on any unsatisfactory provision in any of the Association Documents, in Buyer's sole subjective
 439 discretion. Should Buyer receive the Association Documents after **Association Documents Deadline**, Buyer,
 440 at Buyer's option, has the Right to Terminate under § 25.1 by Buyer's Notice to Terminate received by Seller on
 441 or before ten days after Buyer's receipt of the Association Documents. If Buyer does not receive the
 442 Association Documents, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller
 443 after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does
 444 not receive Buyer's Notice to Terminate within such time, Buyer accepts the provisions of the Association
 445 Documents as satisfactory, and Buyer waives any Right to Terminate under this provision, notwithstanding the
 446 provisions of § 8.6 (Right of First Refusal or Contract Approval).
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451 **8. TITLE INSURANCE, RECORD TITLE AND OFF-RECORD TITLE.**

452 **8.1. Evidence of Record Title.**

453 **8.1.1. Seller Selects Title Insurance Company.** If this box is checked, Seller will select the
 454 title insurance company to furnish the owner's title insurance policy at Seller's expense. On or before **Record**
 455 **Title Deadline**, Seller must furnish to Buyer, a current commitment for an owner's title insurance policy (Title
 456 Commitment), in an amount equal to the Purchase Price, or if this box is checked, an **Abstract of Title**
 457 certified to a current date. Seller will cause the title insurance policy to be issued and delivered to Buyer as
 458 soon as practicable at or after Closing.
 459

460 **8.1.2. Buyer Selects Title Insurance Company.** If this box is checked, Buyer will select the
 461 title insurance company to furnish the owner's title insurance policy at Buyer's expense. On or before **Record**
 462 **Title Deadline**, Buyer must furnish to Seller, a current commitment for owner's title insurance policy (Title
 463 Commitment), in an amount equal to the Purchase Price.
 464

465 If neither box in § 8.1.1 or § 8.1.2 is checked, § 8.1.1 applies.
 466

467 **8.1.3. Owner's Extended Coverage (OEC).** The Title Commitment **Will** **Will Not**
 468 contain Owner's Extended Coverage (OEC). If the Title Commitment is to contain OEC, it will commit to delete
 469 or insure over the standard exceptions which relate to: (1) parties in possession, (2) unrecorded easements,
 470 (3) survey matters, (4) unrecorded mechanics' liens, (5) gap period (period between the effective date and time
 471 of commitment to the date and time the deed is recorded), and (6) unpaid taxes, assessments and
 472 unredeemed tax sales prior to the year of Closing. Any additional premium expense to obtain OEC will be paid
 473 by **Buyer** **Seller** **One-Half by Buyer and One-Half by Seller** **Other** n/a.
 474

475 Regardless of whether the Contract requires OEC, the Title Insurance Commitment may not provide OEC or
 476 delete or insure over any or all of the standard exceptions for OEC. The Title Insurance Company may require
 477 a New Survey or New ILC, defined below, among other requirements for OEC. If the Title Insurance
 478 Commitment is not satisfactory to Buyer, Buyer has a right to object under § 8.4 (Right to Object to Title,
 479 Resolution).
 480

481 **8.1.4. Title Documents.** Title Documents consist of the following: (1) copies of any plats,
 482 declarations, covenants, conditions and restrictions burdening the Property, and (2) copies of any other
 483 documents (or, if illegible, summaries of such documents) listed in the schedule of exceptions (Exceptions) in
 484 the Title Commitment furnished to Buyer (collectively, Title Documents).
 485

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

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

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

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

561 Buyer's receipt of the applicable documents; or

562 **8.4.2. Title Objection, Right to Terminate.** Buyer may exercise the Right to Terminate under
 563 § 25.1, on or before the applicable deadline, based on any unsatisfactory title matter, in Buyer's sole subjective
 564 discretion.

565 **8.5. Special Taxing Districts. SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL**
 566 **OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES**
 567 **ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS**
 568 **MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF**
 569 **SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO**
 570 **DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS**
 571 **SHOULD INVESTIGATE THE SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY**
 572 **CONTACTING THE COUNTY TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE**
 573 **PROPERTY, AND BY OBTAINING FURTHER INFORMATION FROM THE BOARD OF COUNTY**
 574 **COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.**

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

578 **8.6. Right of First Refusal or Contract Approval.** If there is a right of first refusal on the Property
 579 or a right to approve this Contract, Seller must promptly submit this Contract according to the terms and
 580 conditions of such right. If the holder of the right of first refusal exercises such right or the holder of a right to
 581 approve disapproves this Contract, this Contract will terminate. If the right of first refusal is waived explicitly or
 582 expires, or the Contract is approved, this Contract will remain in full force and effect. Seller must promptly
 583 notify Buyer in writing of the foregoing. If expiration or waiver of the right of first refusal or approval of this
 584 Contract has not occurred on or before **Right of First Refusal Deadline**, this Contract will then terminate.

585 **8.7. Title Advisory.** The Title Documents affect the title, ownership and use of the Property and
 586 should be reviewed carefully. Additionally, other matters not reflected in the Title Documents may affect the
 587 title, ownership and use of the Property, including, without limitation, boundary lines and encroachments,
 588 set-back requirements, area, zoning, building code violations, unrecorded easements and claims of
 589 easements, leases and other unrecorded agreements, water on or under the Property, and various laws and
 590 governmental regulations concerning land use, development and environmental matters.

591 **8.7.1. OIL, GAS, WATER AND MINERAL DISCLOSURE. THE SURFACE ESTATE OF THE**
 592 **PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE, AND**
 593 **TRANSFER OF THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE TRANSFER OF THE**
 594 **MINERAL ESTATE OR WATER RIGHTS. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS,**
 595 **OTHER MINERALS, GEOTHERMAL ENERGY OR WATER ON OR UNDER THE SURFACE OF THE**
 596 **PROPERTY, WHICH INTERESTS MAY GIVE THEM RIGHTS TO ENTER AND USE THE SURFACE OF THE**
 597 **PROPERTY TO ACCESS THE MINERAL ESTATE, OIL, GAS OR WATER.**

598 **8.7.2. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE**
 599 **PROPERTY TO ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE USE**
 600 **AGREEMENT, A MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE**
 601 **COUNTY CLERK AND RECORDER.**

602 **8.7.3. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR**
 603 **ADJACENT TO THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING,**
 604 **WELL COMPLETION OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION FACILITIES,**
 605 **PRODUCING WELLS, REWORKING OF CURRENT WELLS, AND GAS GATHERING AND PROCESSING**
 606 **FACILITIES.**

607 **8.7.4. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK ADDITIONAL**
 608 **INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE PROPERTY,**
 609 **INCLUDING DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE**
 610 **COLORADO OIL AND GAS CONSERVATION COMMISSION.**

611 **8.7.5. Title Insurance Exclusions.** Matters set forth in this Section, and others, may be
 612 excepted, excluded from, or not covered by the owner's title insurance policy.

613 **8.8. Consult an Attorney.** Buyer is advised to timely consult legal counsel with respect to all such
 614

631 matters as there are strict time limits provided in this Contract (e.g., **Record Title Objection Deadline** and
 632 **Off-Record Title Objection Deadline**).

633
 634
 635 **9. NEW ILC, NEW SURVEY.**

636 **9.1. New ILC or New Survey.** If the box is checked, a **New Improvement Location Certificate**
 637 **(New ILC)** **New Survey** in the form of n/a is required and the following will apply:

638 **9.1.1. Ordering of New ILC or New Survey.** **Seller** **Buyer** will order the New ILC or New
 639 Survey. The New ILC or New Survey may also be a previous ILC or survey that is in the above-required form,
 640 certified and updated as of a date after the date of this Contract.

641 **9.1.2. Payment for New ILC or New Survey.** The cost of the New ILC or New Survey will be
 642 paid, on or before Closing, by: **Seller** **Buyer** or: n/a

643 **9.1.3. Delivery of New ILC or New Survey.** Buyer, Seller, the issuer of the Title Commitment (or
 644 the provider of the opinion of title if an Abstract of Title), and buyers broker will receive a New ILC or New
 645 Survey on or before **New ILC or New Survey Deadline**.

646 **9.1.4. Certification of New ILC or New Survey.** The New ILC or New Survey will be certified by
 647 the surveyor to all those who are to receive the New ILC or New Survey.

648 **9.2. Buyer's Right to Waive or Change New ILC or New Survey Selection.** Buyer may select a
 649 New ILC or New Survey different than initially specified in this Contract if there is no additional cost to Seller or
 650 change to the **New ILC or New Survey Objection Deadline**. Buyer may, in Buyer's sole subjective discretion,
 651 waive a New ILC or New Survey if done prior to Seller incurring any cost for the same.

652 **9.3. New ILC or New Survey Objection.** Buyer has the right to review and object to the **New ILC or**
 653 **New Survey**. If the New ILC or New Survey is not timely received by Buyer or is unsatisfactory to Buyer, in
 654 Buyer's sole subjective discretion, Buyer may, on or before **New ILC or New Survey Objection Deadline**,
 655 notwithstanding § 8.3 or § 13:

656 **9.3.1. Notice to Terminate.** Notify Seller in writing that this Contract is terminated; or

657 **9.3.2. New ILC or New Survey Objection.** Deliver to Seller a written description of any matter that
 658 was to be shown or is shown in the New ILC or New Survey that is unsatisfactory and that Buyer requires
 659 Seller to correct.

660 **9.3.3. New ILC or New Survey Resolution.** If a **New ILC or New Survey Objection** is received
 661 by Seller, on or before **New ILC or New Survey Objection Deadline**, and if Buyer and Seller have not agreed
 662 in writing to a settlement thereof on or before **New ILC or New Survey Resolution Deadline**, this Contract will
 663 terminate on expiration of the **New ILC or New Survey Resolution Deadline**, unless Seller receives Buyer's
 664 written withdrawal of the New ILC or New Survey Objection before such termination, i.e., on or before
 665 expiration of **New ILC or New Survey Resolution Deadline**.

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DISCLOSURE, INSPECTION AND DUE DILIGENCE

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

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

10.2. Disclosure of Latent Defects; Present Condition. Seller must disclose to Buyer any latent defects actually known by Seller. Seller agrees that disclosure of latent defects will be in writing. Except as otherwise provided in this Contract, Buyer acknowledges that Seller is conveying the Property to Buyer in an "As Is" condition, "Where Is" and "With All Faults."

10.3. Inspection. Unless otherwise provided in this Contract, Buyer, acting in good faith, has the right to have inspections (by one or more third parties, personally or both) of the Property and Inclusions (Inspection), at Buyer's expense. If (1) the physical condition of the Property, including, but not limited to, the roof, walls, structural integrity of the Property, the electrical, plumbing, HVAC and other mechanical systems of the Property, (2) the physical condition of the Inclusions, (3) service to the Property (including utilities and communication services), systems and components of the Property (e.g., heating and plumbing), (4) any

701 proposed or existing transportation project, road, street or highway, or (5) any other activity, odor or noise
 702 (whether on or off the Property) and its effect or expected effect on the Property or its occupants is
 703 unsatisfactory, in Buyer's sole subjective discretion, Buyer may, on or before **Inspection Objection Deadline:**
 704

705 **10.3.1. Notice to Terminate.** Notify Seller in writing that this Contract is terminated; or

706 **10.3.2. Inspection Objection.** Deliver to Seller a written description of any unsatisfactory
 707 physical condition that Buyer requires Seller to correct.
 708

709 **10.3.3. Inspection Resolution.** If an Inspection Objection is received by Seller, on or before
 710 **Inspection Objection Deadline**, and if Buyer and Seller have not agreed in writing to a settlement thereof on
 711 or before **Inspection Resolution Deadline**, this Contract will terminate on **Inspection Resolution Deadline**
 712 unless Seller receives Buyer's written withdrawal of the Inspection Objection before such termination, i.e., on or
 713 before expiration of **Inspection Resolution Deadline**.
 714

715 **10.4. Damage, Liens and Indemnity.** Buyer, except as otherwise provided in this Contract or other
 716 written agreement between the parties, is responsible for payment for all inspections, tests, surveys,
 717 engineering reports, or other reports performed at Buyer's request (Work) and must pay for any damage that
 718 occurs to the Property and Inclusions as a result of such Work. Buyer must not permit claims or liens of any
 719 kind against the Property for Work performed on the Property. Buyer agrees to indemnify, protect and hold
 720 Seller harmless from and against any liability, damage, cost or expense incurred by Seller and caused by any
 721 such Work, claim, or lien. This indemnity includes Seller's right to recover all costs and expenses incurred by
 722 Seller to defend against any such liability, damage, cost or expense, or to enforce this section, including
 723 Seller's reasonable attorney fees, legal fees and expenses. The provisions of this section survive the
 724 termination of this Contract. This § 10.4 does not apply to items performed pursuant to an Inspection
 725 Resolution.
 726

727 **10.5. Insurability.** Buyer has the right to review and object to the availability, terms and conditions of
 728 and premium for property insurance (Property Insurance). Buyer has the Right to Terminate under § 25.1, on or
 729 before **Property Insurance Objection Deadline**, based on any unsatisfactory provision of the Property
 730 Insurance, in Buyer's sole subjective discretion.
 731

732 **10.6. Due Diligence.**

733 **10.6.1. Due Diligence Documents.** If the respective box is checked, Seller agrees to deliver
 734 copies of the following documents and information pertaining to the Property (Due Diligence Documents) to
 735 Buyer on or before **Due Diligence Documents Delivery Deadline:**

736 **10.6.1.1.** All current leases, including any amendments or other occupancy
 737 agreements, pertaining to the Property. Those leases or other occupancy agreements pertaining to the
 738 Property that survive Closing are as follows (Leases):
 739

740 **10.6.1.2.** Other documents and information:

741 **§ 10.6.1. DUE DILIGENCE DOCUMENTS.** *Regardless of whether any box is checked in § 10.6.1, the Due*
 742 *Diligence Documents to be delivered by Seller to Buyer on or before the Due Diligence Documents*
 743 *Delivery Deadline pursuant to § 10.6.1 include copies of any of the following, to the extent the following*
 744 *exist and are in Seller's possession: utility bills and property tax statements relating to the Property for*
 745 *the last 12 months; architectural drawings, blueprints, as-built construction plans and any other plans*
 746 *or specifications regarding any improvements on or to the Property; certificate(s) of occupancy or*
 747 *other governmental approval(s) regarding any improvements on or to the Property; warranties,*
 748 *manuals, instructional brochures or similar materials relating to the Property or Inclusions, or their*
 749 *use, operation or maintenance; inspection, soil, drainage, percolation and similar reports relating to*
 750 *the Property; and if a well exists on the Property, a CREC-approved Listing Firm's Well Checklist*
 751 *completed by Seller, current as of the date of the Contract. The bill of sale will be deemed to assign to*
 752 *Buyer all assignable warranties regarding the Property or Inclusions.*
 753

754 **10.6.2. Due Diligence Documents Review and Objection.** Buyer has the right to review and
 755 object to Due Diligence Documents. If the Due Diligence Documents are not supplied to Buyer or are
 756 unsatisfactory in Buyer's sole subjective discretion, Buyer may, on or before **Due Diligence Documents**
 757 **Objection Deadline:**
 758

759 **10.6.2.1. Notice to Terminate.** Notify Seller in writing that this Contract is terminated;
 760 or
 761

771 **10.6.2.2. Due Diligence Documents Objection.** Deliver to Seller a written description
 772 of any unsatisfactory Due Diligence Documents that Buyer requires Seller to correct.
 773

774 **10.6.3. Due Diligence Documents Resolution.** If a Due Diligence Documents Objection is
 775 received by Seller, on or before **Due Diligence Documents Objection Deadline**, and if Buyer and Seller have
 776 not agreed in writing to a settlement thereof on or before **Due Diligence Documents Resolution Deadline**,
 777 this Contract will terminate on **Due Diligence Documents Resolution Deadline** unless Seller receives
 778 Buyer's written withdrawal of the Due Diligence Documents Objection before such termination, i.e., on or
 779 before expiration of **Due Diligence Documents Resolution Deadline**.
 780

781 **10.7. Conditional Upon Sale of Property.** This Contract is conditional upon the sale and closing of
 782 that certain property owned by Buyer and commonly known as n/a. Buyer has the Right to Terminate under §
 783 25.1 effective upon Seller's receipt of Buyer's Notice to Terminate on or before **Conditional Sale Deadline** if
 784 such property is not sold and closed by such deadline. This § 10.7 is for the sole benefit of Buyer. If Seller
 785 does not receive Buyer's Notice to Terminate on or before **Conditional Sale Deadline**, Buyer waives any Right
 786 to Terminate under this provision.
 787

788 **10.8. Source of Potable Water (Residential Land and Residential Improvements Only).** Buyer
 789 Does Does Not acknowledge receipt of a copy of Seller's Property Disclosure or Source of
 790 Water Addendum disclosing the source of potable water for the Property. There is **No Well**. Buyer Does
 791 Does Not acknowledge receipt of a copy of the current well permit.
 792

793 **Note to Buyer: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE**
 794 **GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED**
 795 **SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.**
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797 **10.9. Carbon Monoxide Alarms. Note:** If the improvements on the Property have a fuel-fired
 798 heater or appliance, a fireplace, or an attached garage and include one or more rooms lawfully used for
 799 sleeping purposes (Bedroom), the parties acknowledge that Colorado law requires that Seller assure the
 800 Property has an operational carbon monoxide alarm installed within fifteen feet of the entrance to each
 801 Bedroom or in a location as required by the applicable building code.
 802

803 **10.10. Lead-Based Paint.** Unless exempt, if the improvements on the Property include one or
 804 more residential dwellings for which a building permit was issued prior to January 1, 1978, this Contract is void
 805 unless (1) a completed Lead-Based Paint Disclosure (Sales) form is signed by Seller, the required real estate
 806 licensees and Buyer, and (2) Seller receives the completed and fully executed form prior to the time when this
 807 Contract is signed by all parties. Buyer acknowledges timely receipt of a completed Lead-Based Paint
 808 Disclosure (Sales) form signed by Seller and the real estate licensees.
 809

810 **10.11. Methamphetamine Disclosure.** If Seller knows that methamphetamine was ever
 811 manufactured, processed, cooked, disposed of, used or stored at the Property, Seller is required to disclose
 812 such fact. No disclosure is required if the Property was remediated in accordance with state standards and
 813 other requirements are fulfilled pursuant to § 25-18.5-102, C.R.S. Buyer further acknowledges that Buyer has
 814 the right to engage a certified hygienist or industrial hygienist to test whether the Property has ever been used
 815 as a methamphetamine laboratory. Buyer has the Right to Terminate under § 25.1, upon Seller's receipt of
 816 Buyer's written Notice to Terminate, notwithstanding any other provision of this Contract, based on Buyer's test
 817 results that indicate the Property has been contaminated with methamphetamine, but has not been remediated
 818 to meet the standards established by rules of the State Board of Health promulgated pursuant to §
 819 25-18.5-102, C.R.S. Buyer must promptly give written notice to Seller of the results of the test.
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827 **11. TENANT ESTOPPEL STATEMENTS. [Intentionally Deleted]**
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830 **CLOSING PROVISIONS**

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 832 **12. CLOSING DOCUMENTS, INSTRUCTIONS AND CLOSING.**
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834 **12.1. Closing Documents and Closing Information.** Seller and Buyer will cooperate with the Closing
 835 Company to enable the Closing Company to prepare and deliver documents required for Closing to Buyer and
 836 Seller and their designees. If Buyer is obtaining a new loan to purchase the Property, Buyer acknowledges
 837 Buyer's lender is required to provide the Closing Company, in a timely manner, all required loan documents
 838 and financial information concerning Buyer's new loan. Buyer and Seller will furnish any additional information
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and documents required by Closing Company that will be necessary to complete this transaction. Buyer and Seller will sign and complete all customary or reasonably required documents at or before Closing.

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

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

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

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

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

13.2. Distribution utility easements (including cable TV),

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

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

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

13.6. Other n/a.

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

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

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

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

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

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

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

15.6. Water Transfer Fees. The Water Transfer Fees can change. The fees, as of the date of this Contract, do not exceed \$ n/a for:

Water Stock/Certificates Water District

Augmentation Membership Small Domestic Water Company n/a and must be paid at Closing by

None **Buyer** **Seller** **One-Half by Buyer and One-Half by Seller**

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

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

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

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

16.3. Association Assessments. Current regular Association assessments and dues (Association Assessments) paid in advance will be credited to Seller at Closing. Cash reserves held out of the regular Association Assessments for deferred maintenance by the Association will not be credited to Seller except as may be otherwise provided by the Governing Documents. Buyer acknowledges that Buyer may be obligated to pay the Association, at Closing, an amount for reserves or working capital. Any special assessment assessed prior to **Closing Date** by the Association will be the obligation of **Buyer** **Seller**. Except however, any special assessment by the Association for improvements that have been installed as of the date of Buyer's signature hereon, whether assessed prior to or after Closing, will be the obligation of Seller. Seller represents that the Association Assessments are currently payable at approximately \$ 1683 per year and that there are no unpaid regular or special assessments against the Property except the current regular assessments and n/a. Such assessments are subject to change as provided in the Governing Documents. Seller agrees to promptly request the Association to deliver to Buyer before **Closing Date** a current Status Letter.

16.4. Other Prorations. Water and sewer charges, propane, interest on continuing loan, and n/a.

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

17. POSSESSION. Possession of the Property will be delivered to Buyer on **Possession Date** at **Possession Time**, subject to the Leases as set forth in § 10.6.1.1.

If Seller, after Closing, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally liable to Buyer for payment of \$ 1000.00 per day (or any part of a day notwithstanding § 18.1) from **Possession Date** and **Possession Time** until possession is delivered.

Buyer represents that Buyer will occupy the Property as Buyer's principal residence unless the following box is checked, then Buyer **Does Not** represent that Buyer will occupy the Property as Buyer's principal residence.

If the box is checked, Buyer and Seller agree to execute a Post-Closing Occupancy Agreement.

GENERAL PROVISIONS

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

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

18.2. Computation of Period of Days, Deadline. In computing a period of days, 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.

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

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

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

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

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

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

21. TIME OF ESSENCE, DEFAULT AND REMEDIES. Time is of the essence for all dates and deadlines in this Contract. This means that all dates and deadlines are strict and absolute. If any payment due, including Earnest Money, is not paid, honored or tendered when due, or if any obligation is not performed timely as

provided in this Contract or waived, the non-defaulting party has the following remedies:

21.1. If Buyer is in Default:

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

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

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 and Buyer may recover such damages as may be proper. Alternatively, Buyer may elect to treat this Contract as being in full force and effect and Buyer has the right to specific performance or damages, or both.

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

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

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

25. TERMINATION.

25.1. Right to Terminate. If a party has a right to terminate, as provided in this Contract (Right to Terminate), the termination is effective upon the other party's receipt of a written notice to terminate (Notice to

1121 Terminate), provided such written notice was received on or before the applicable deadline specified in this
 1122 Contract. If the Notice to Terminate is not received on or before the specified deadline, the party with the Right
 1123 to Terminate accepts the specified matter, document or condition as satisfactory and waives the Right to
 1124 Terminate under such provision.
 1125

1126 **25.2. Effect of Termination.** In the event this Contract is terminated, all Earnest Money received
 1127 hereunder will be returned and the parties are relieved of all obligations hereunder, subject to §§ 10.4, 22, 23
 1128 and 24.
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1131 **26. ENTIRE AGREEMENT, MODIFICATION, SURVIVAL; SUCCESSORS.** This Contract, its exhibits and
 1132 specified addenda, constitute the entire agreement between the parties relating to the subject hereof, and any
 1133 prior agreements pertaining thereto, whether oral or written, have been merged and integrated into this
 1134 Contract. No subsequent modification of any of the terms of this Contract is valid, binding upon the parties, or
 1135 enforceable unless made in writing and signed by the parties. Any right or obligation in this Contract that, by its
 1136 terms, exists or is intended to be performed after termination or Closing survives the same. Any successor to a
 1137 Party receives the predecessor's benefits and obligations of this Contract.
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1141 **27. NOTICE, DELIVERY, AND CHOICE OF LAW.**

1142 **27.1. Physical Delivery and Notice.** Any document, or notice to Buyer or Seller must be in writing,
 1143 except as provided in § 27.2, and is effective when physically received by such party, any individual named in
 1144 this Contract to receive documents or notices for such party, the Broker, or Brokerage Firm of Broker working
 1145 with such party (except any notice or delivery after Closing must be received by the party, not Broker or
 1146 Brokerage Firm).
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1149 **27.2. Electronic Notice.** As an alternative to physical delivery, any notice, may be delivered in
 1150 electronic form to Buyer or Seller, any individual named in this Contract to receive documents or notices for
 1151 such party, the Broker or Brokerage Firm of Broker working with such party (except any notice or delivery after
 1152 Closing must be received by the party; not Broker or Brokerage Firm) at the electronic address of the recipient
 1153 by facsimile, email or n/a.
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1156 **27.3. Electronic Delivery.** Electronic Delivery of documents and notice may be delivered by: (1) email
 1157 at the email address of the recipient, (2) a link or access to a website or server provided the recipient receives
 1158 the information necessary to access the documents, or (3) facsimile at the Fax No. of the recipient.
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1160 **27.4. Choice of Law.** This Contract and all disputes arising hereunder are governed by and construed
 1161 in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a
 1162 contract in Colorado for real property located in Colorado.
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1165 **28. NOTICE OF ACCEPTANCE, COUNTERPARTS.** This proposal will expire unless accepted in writing,
 1166 by Buyer and Seller, as evidenced by their signatures below, and the offering party receives notice of such
 1167 acceptance pursuant to § 27 on or before **Acceptance Deadline Date** and **Acceptance Deadline Time**. If
 1168 accepted, this document will become a contract between Seller and Buyer. A copy of this Contract may be
 1169 executed by each party, separately, and when each party has executed a copy thereof, such copies taken
 1170 together are deemed to be a full and complete contract between the parties.
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1173 **29. GOOD FAITH.** Buyer and Seller acknowledge that each party has an obligation to act in good faith
 1174 including, but not limited to, exercising the rights and obligations set forth in the provisions of **Financing**
 1175 **Conditions and Obligations, Title Insurance, Record Title and Off-Record Title, New ILC, New Survey**
 1176 **and Property Disclosure, Inspection, Indemnity, Insurability, Due Diligence, Buyer Disclosure and**
 1177 **Source of Water.**
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1181 **ADDITIONAL PROVISIONS AND ATTACHMENTS**

1182 **30. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the
 1183 Colorado Real Estate Commission.)
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1185 **30.1. Buyer shall provide verified proof of funds on or before the Alternative Earnest Money**
 1186 **Deadline in an amount not less than the amount stated as cash at closing in Paragraph 4.1.**
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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 ("Sale Order") approving this Agreement 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 all Buyer objection and resolution deadlines or any other contingency periods have lapsed, or after Buyer has waived all such deadlines or contingencies in writing. Both Buyer and Seller shall have a Right to Terminate, as defined in Section 25 of the Contract, if the Sale Order entered by the Bankruptcy Court is not reasonably acceptable to them; provided that Seller or Buyer, as the case may be, must exercise, in writing, such Right to Terminate on such grounds within two days following entry of the Sale Order. Additionally, Buyer has a Right to Terminate 75 days after the expiration of Buyer's Due Diligence Period if the Sale Order has not yet been entered. Closing shall occur within five (5) days after the Sale Order becomes final and non-appealable.

30.4. 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.

30.5. "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.

30.6. 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."

30.7. Within 3 days after the expiration of the final objection and/or resolution deadline, or

earlier, 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 30.2 and 30.3 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."

30.8. 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 complete execution of this Contract. 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 day period. If neither party provides such written notice within such period, this contingency shall be deemed satisfied. If written notice of an unsatisfactory provision is provided within such period, and the Buyer and Seller have not executed an amendment to the Contract in mutual resolution of the unsatisfactory provision within seven (7) business days of complete execution of this Contract, then this Contract shall be deemed terminated. Upon termination, all earnest monies shall be returned to Buyer and both parties shall be relieved of all further obligations hereunder.*

30.9 *Seller will provide source of water by the due diligence delivery documents deadline.*

30.10 *Buyer understand seller will not provide sellers property disclosure.*

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

30.12 CLEANING. Seller, at Seller's expense, agrees to clean the Property for Buyer's occupancy. All rooms of the house shall be professionally cleaned and ready for occupancy; all carpeting shall be professionally steam cleaned and all trash removed. In addition, all appliances, windows, cabinets, drawers and all bathrooms including tubs, showers, sinks and toilets shall be clean.

31. ATTACHMENTS.

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

n/a

31.1.1. Post-Closing Occupancy Agreement. If the Post-Closing Occupancy Agreement box is checked in § 17 the Post-Closing Occupancy Agreement is attached.

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

n/a

SIGNATURES

Raymond Paul Koenig and/or assigns

Date: 4/20/2018

Buyer: **Raymond Paul Koenig and/or assigns**

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

Frederick Chin, CEO

Date: 4/26/2018

Seller: **Derbyshire Investments LLC**
By: **Frederick Chin, CEO**

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 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 *n/a*.

Brokerage Firm's Name: **Compass Colorado, LLC d/b/a Compass**



Date: 4/20/2018

Broker's Name: **Samuel Augustine**
Address: **117 South Monarch street Aspen, CO 81611**
Ph: **970-925-6063** Fax: Email Address: **sam.augustine@compass.com**

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 n/a**.

Brokerage Firm's Name: **Aspen Snowmass Sotheby's International Realty-Basa**

Laura Gee

Date: **4/26/2018**

Broker's Name: **Laura Gee**

Address: **P O Box 650 Basalt, CO 81621**

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

CBS1-6-15. CONTRACT TO BUY AND SELL REAL ESTATE (RESIDENTIAL)

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EXHIBIT II

Blackline

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

In re:

WOODBRIIDGE GROUP OF
COMPANIES, LLC, et al.,¹

Debtors.

Case No. 17-12560 (KJC)

(Jointly Administered)

Chapter 11

Ref. Docket Nos. [1996 & 1997](#)

**ORDER (I) AUTHORIZING THE SALE OF 26 SADDLEHORN COURT,
CARBONDALE, COLORADO PROPERTY OWNED BY THE DEBTORS FREE AND
CLEAR OF LIENS, CLAIMS, ENCUMBRANCES, AND OTHER INTERESTS; (II)
APPROVING RELATED PURCHASE AGREEMENT; AND
(III) GRANTING RELATED RELIEF**

Upon the motion (the “Motion”)² 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 Derbyshire Investments, LLC (the “Seller”) located at 26 Saddlehorn Court, Carbondale, Colorado 81623 (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 of the Sale (collectively, the “Personal Property” and, together with the Real Property, the “Property”) on an “as is, where is” basis, free and clear of any and all liens, claims, encumbrances, and other interests to Raymond

¹ 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, or by contacting the undersigned counsel for the Debtors.

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

Paul Koenig (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 April 20, 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* (the "Final DIP Order"); provided, however, that the portion of net proceeds not required to be reserved by the Debtors pursuant to the Final DIP Order, i.e., 90% of the net proceeds of the Sale, shall be used by the Debtors to retire third-party secured debt on real property owned by a Debtor entity, including amounts owed under the Debtors' debtor-in-possession financing facility.

7. The Debtors are authorized and empowered to (i) pay the Purchaser's Broker Fee in an amount up to 2.5% of the gross sale proceeds, and (ii) pay the Seller's Broker Fee in an

amount up to 2.5% of the 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: _____, 2018
Wilmington, Delaware

KEVIN J. CAREY
UNITED STATES BANKRUPTCY JUDGE