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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(CBS3-6-23) (Mandatory 1-24)

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

CONTRACT TO BUY AND SELL REAL ESTATE
(COMMERCIAL)
( ) Property with No Residences
( X ) Property with Residences-Residential Addendum Attached

Date: April 8, 2024

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. County of Boulder State of Colorado, (Buyer) will take title to the Property described below as ( ) Joint Tenants ( ) Tenants In Common ( X ) Other County of Boulder, State of Colorado, a body corporate and politic.

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

2.3. Seller. Mental Health Center of Boulder County (Seller) is the current owner of the Property described below.

2.4. Property. The Property is the following legally described real estate in the County of Boulder, Colorado: (insert legal description): Lot 22A Jacobsens Rplt A, Replat of lots 22-25 Blk 1, Newlands, City of Boulder, Colorado

known as No. 2833 Broadway, Boulder, Colorado 80304
Street Address City State Zip

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

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

2.5.1. Inclusions - Attached. If attached to the Property on the date of this Contract, the following items are included unless excluded under Exclusions: lighting, heating, plumbing, ventilating and air conditioning units, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories) and garage door openers (including N/A remote controls). If checked, the following are owned by the Seller and included: ( ) Solar Panels ( ) Water Softeners ( ) Security Systems ( ) Satellite Systems (including satellite dishes). Leased items should be listed under § 2.5.7. (Leased Items). 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.

46 **2.5.3. Other Inclusions.** The following items, whether fixtures or personal property, are also included in the

47 Purchase Price:  
48 *None*

54 **2.5.4. Encumbered Inclusions.** Any Inclusions owned by Seller (e.g., owned solar panels) must be conveyed at  
55 Closing by Seller free and clear of all taxes (except personal property and general real estate taxes for the year of Closing), liens and  
56 encumbrances, except:

57 *None*

61 **2.5.5. Personal Property Conveyance.** Conveyance of all personal property will be by bill of sale or other  
62 applicable legal instrument.

63 **2.5.6. Parking and Storage Facilities.** The use or ownership of the following parking facilities:  
64 *on site surface parking*; and the use or ownership of the following storage facilities: *None*.

65 Note to Buyer: If exact rights to the parking and storage facilities is a concern to Buyer, Buyer should investigate.

66 **2.5.7. Leased Items.** The following personal property is currently leased to Seller which will be transferred to Buyer  
67 at Closing (Leased Items):

68 *None*

71 **2.5.8. Trade Fixtures.** With respect to trade fixtures, Seller and Buyer agree as follows:

72 *None*

75 The trade fixtures to be conveyed at Closing will be conveyed by Seller free and clear of all taxes (except personal  
76 property taxes for the year of Closing), liens and encumbrances, except *N/A*. Conveyance  
77 will be by bill of sale or other applicable legal instrument.

78 **2.6. Exclusions.** The following items are excluded (Exclusions):

79 *N/A*

82 **2.7. Water Rights/Well Rights.**

83  **2.7.1. Deeded Water Rights.** The following legally described water rights:

84 *N/A*

87 Any deeded water rights will be conveyed by a good and sufficient *N/A* deed at Closing.

88  **2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§2.7.1., 2.7.3. and  
89 2.7.4., will be transferred to Buyer at Closing:

90 *N/A*

96  **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if  
97 the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes,  
98 Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered  
99 with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a  
100 registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in

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101 connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is

102 *N/A*.

103  **2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows:

104 *N/A*

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109 **2.7.5. Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2. (Other Rights Relating to Water),

110 § 2.7.3. (Well Rights), or § 2.7.4. (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the applicable

111 legal instrument at Closing.

112 **2.7.6. Water Rights Review.** Buyer  **Does**  **Does Not** have a Right to Terminate if examination of the Water

113 Rights is unsatisfactory to Buyer on or before the **Water Rights Examination Deadline**.

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

115 **3.1. Dates and Deadlines.**

Item No.	Reference	Event	Date or Deadline
1	§ 3	Time of Day Deadline	<i>5:00 PM Mountain Time</i>
2	§ 4	Alternative Earnest Money Deadline	<i>3 days from MEC</i>
		<b>Title</b>	
3	§ 8	Record Title Deadline (and Tax Certificate)	<i>5 days from MEC</i>
4	§ 8	Record Title Objection Deadline	<i>60 days from MEC</i>
5	§ 8	Off-Record Title Deadline	<i>5 days from MEC</i>
6	§ 8	Off-Record Title Objection Deadline	<i>60 days from MEC</i>
7	§ 8	Title Resolution Deadline	<i>65 days from MEC</i>
8	§ 8	Third Party Right to Purchase/Approve Deadline	<i>N/A</i>
		<b>Owners' Association</b>	
9	§ 7	Association Documents Deadline	<i>N/A</i>
10	§ 7	Association Documents Termination Deadline	<i>N/A</i>
		<b>Seller's Disclosures</b>	
11	§ 10	Seller's Property Disclosure Deadline	<i>5 days from MEC</i>
12	§ 10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	<i>5 days from MEC</i>
		<b>Loan and Credit</b>	
13	§ 5	New Loan Application Deadline	<i>N/A</i>
14	§ 5	New Loan Terms Deadline	<i>N/A</i>
15	§ 5	New Loan Availability Deadline	<i>N/A</i>
16	§ 5	Buyer's Credit Information Deadline	<i>N/A</i>
17	§ 5	Disapproval of Buyer's Credit Information Deadline	<i>N/A</i>
18	§ 5	Existing Loan Deadline	<i>N/A</i>
19	§ 5	Existing Loan Termination Deadline	<i>N/A</i>
20	§ 5	Loan Transfer Approval Deadline	<i>N/A</i>
21	§ 4	Seller or Private Financing Deadline	<i>N/A</i>
		<b>Appraisal</b>	
22	§ 6	Appraisal Deadline	<i>N/A</i>
23	§ 6	Appraisal Objection Deadline	<i>N/A</i>
24	§ 6	Appraisal Resolution Deadline	<i>N/A</i>

<b>Survey</b>			
25	§ 9	New ILC or New Survey Deadline	<i>60 days from MEC</i>
26	§ 9	New ILC or New Survey Objection Deadline	<i>63 days from MEC</i>
27	§ 9	New ILC or New Survey Resolution Deadline	<i>65 days from MEC</i>
<b>Inspection and Due Diligence</b>			
28	§ 2	Water Rights Examination Deadline	<i>N/A</i>
29	§ 8	Mineral Rights Examination Deadline	<i>N/A</i>
30	§ 10	Inspection Termination Deadline	<i>60 days from MEC</i>
31	§ 10	Inspection Objection Deadline	<i>60 days from MEC</i>
32	§ 10	Inspection Resolution Deadline	<i>65 days from MEC</i>
33	§ 10	Property Insurance Termination Deadline	<i>N/A</i>
34	§ 10	Due Diligence Documents Delivery Deadline	<i>5 days from MEC</i>
35	§ 10	Due Diligence Documents Objection Deadline	<i>60 days from MEC</i>
36	§ 10	Due Diligence Documents Resolution Deadline	<i>65 days from MEC</i>
37	§ 10	Environmental Inspection Termination Deadline	<i>N/A</i>
38	§ 10	ADA Evaluation Termination Deadline	<i>N/A</i>
39	§ 10	Conditional Sale Deadline	<i>N/A</i>
40	§ 10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	<i>65 days from MEC</i>
41	§ 11	Estoppel Statements Deadline	<i>N/A</i>
42	§ 11	Estoppel Statements Termination Deadline	<i>N/A</i>
<b>Closing and Possession</b>			
43	§ 12	Closing Date	<i>75 days from MEC</i>
44	§ 17	Possession Date	<i>Date of Closing</i>
45	§ 17	Possession Time	<i>Time of Closing</i>
46	§ 27	<b>Acceptance Deadline Date</b>	<i>April 10, 2024</i>
47	§ 27	<b>Acceptance Deadline Time</b>	<i>5:00 PM Mountain Time</i>
	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>

116 **3.2. Applicability of Terms.** If any deadline blank in § 3.1. (Dates and Deadlines) is left blank or completed with “N/A”,  
117 or the word “Deleted”, such deadline is not applicable and the corresponding provision containing the deadline is deleted. Any box  
118 checked in this Contract means the corresponding provision applies. If no box is checked in a provision that contains a selection of  
119 “None”, such provision means that “None” applies.

120 The abbreviation “MEC” (mutual execution of this Contract) means the date upon which both parties have signed this Contract. The  
121 abbreviation “N/A” as used in this Contract means not applicable.

122 **3.3. Day; Computation of Period of Days; Deadlines.**

123 **3.3.1. Day.** As used in this Contract, the term “day” means the entire day ending at 11:59 p.m., United States  
124 Mountain Time (Standard or Daylight Savings, as applicable). Except however, if a **Time of Day Deadline** is specified in § 3.1.  
125 (Dates and Deadlines), all Objection Deadlines, Resolution Deadlines, Examination Deadlines and Termination Deadlines will end  
126 on the specified deadline date at the time of day specified in the **Time of Day Deadline**, United States Mountain Time. If **Time of**  
127 **Day Deadline** is left blank or “N/A” the deadlines will expire at 11:59 p.m., United States Mountain Time.

128 **3.3.2. Computation of Period of Days.** In computing a period of days (e.g., three days after MEC), when the  
129 ending date is not specified, the first day is excluded and the last day is included.

130 **3.3.3. Deadlines.** If any deadline falls on a Saturday, Sunday or federal or Colorado state holiday (Holiday), such  
131 deadline  **Will**  **Will Not** be extended to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked,  
132 the deadline will not be extended.

133 **4. PURCHASE PRICE AND TERMS.**

134 **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	\$	\$3,100,000.00
2	§ 4.3.	Earnest Money	\$	\$50,000.00
3	§ 4.5.	New Loan	\$	N/A
4	§ 4.6.	Assumption Balance	\$	N/A
5	§ 4.7.	Private Financing	\$	N/A
6	§ 4.7.	Seller Financing	\$	N/A
7	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A
9	§ 4.4.	Cash at Closing	\$	\$3,050,000.00
10		<b>TOTAL</b>	\$	\$3,100,000.00

135 **4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$ *N/A* (Seller Concession). The Seller  
136 Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender  
137 and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller  
138 Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items and any  
139 other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer  
140 elsewhere in this Contract.

141 **4.3. Earnest Money.** The Earnest Money set forth in this Section, in the form of a *negotiable funds*, will be  
142 payable to and held by *First Amerian Title, Boulder, c/o Suzan DeBerg* (Earnest Money Holder), in its trust  
143 account, on behalf of  
144 both Seller and Buyer. The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually agree  
145 to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money deposit to the  
146 company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has agreed to  
147 have interest on Earnest Money deposits transferred to a fund established for the purpose of providing affordable housing to Colorado  
148 residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest  
149 Money Holder in this transaction will be transferred to such fund.

149 **4.3.1. Alternative Earnest Money Deadline.** The deadline for delivering the Earnest Money, if other than at the  
150 time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

151 **4.3.2. Disposition of Earnest Money.** If Buyer has a Right to Terminate and timely terminates, Buyer is entitled  
152 to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 24 and, except as provided  
153 in § 23 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate,  
154 Seller agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release  
155 form), within three days of Seller's receipt of such form. If Seller is entitled to the Earnest Money, and, except as provided in § 23  
156 (Earnest Money Dispute), if the Earnest Money has not already been paid to Seller, following receipt of an Earnest Money Release  
157 form, Buyer agrees to execute and return to Seller or Broker working with Seller, written mutual instructions (e.g., Earnest Money  
158 Release form), within three days of Buyer's receipt.

159 **4.3.2.1. Seller Failure to Timely Return Earnest Money.** If Seller fails to timely execute and return the  
160 Earnest Money Release Form, or other written mutual instructions, Seller is in default and liable to Buyer as set forth in "**If Seller  
161 is in Default**", § 20.2. and § 21, unless Seller is entitled to the Earnest Money due to a Buyer default.

162 **4.3.2.2. Buyer Failure to Timely Release Earnest Money.** If Buyer fails to timely execute and return the  
163 Earnest Money Release Form, or other written mutual instructions, Buyer is in default and liable to Seller as set forth in "**If Buyer  
164 is in Default**", § 20.1. and § 21, unless Buyer is entitled to the Earnest Money due to a Seller Default.

165 **4.4. Form of Funds; Time of Payment; Available Funds.**

166 **4.4.1. Good Funds.** All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing  
167 and closing costs, must be in funds that comply with all applicable Colorado laws, including electronic transfer funds, certified  
168 check, savings and loan teller's check and cashier's check (Good Funds).

169 **4.4.2. Time of Payment.** All funds, including the Purchase Price to be paid by Buyer, must be paid before or at  
170 Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at Closing **OR SUCH  
171 NONPAYING PARTY WILL BE IN DEFAULT.**



172 **4.4.3. Available Funds.** Buyer represents that Buyer, as of the date of this Contract,  **Does**  **Does Not** have  
173 funds that are immediately verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.

174 **4.5. New Loan.** *OMITTED AS INAPPLICABLE.*

182 **4.6. Assumption.** *OMITTED AS INAPPLICABLE.*

195 **4.7. Seller or Private Financing.** *OMITTED AS INAPPLICABLE.*

211 **TRANSACTION PROVISIONS**

212 **5. FINANCING CONDITIONS AND OBLIGATIONS.**

213 **5.1. New Loan Application.** If Buyer is to pay all or part of the Purchase Price by obtaining one or more new loans (New  
214 Loan), or if an existing loan is not to be released at Closing, Buyer, if required by such lender, must make an application verifiable  
215 by such lender, on or before **New Loan Application Deadline** and exercise reasonable efforts to obtain such loan or approval.

216 **5.2. New Loan Terms; New Loan Availability.**

217 **5.2.1. New Loan Terms.** If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is  
218 conditional upon Buyer determining, in Buyer's sole subjective discretion, whether the proposed New Loan's payments, interest  
219 rate, conditions and costs or any other loan terms (New Loan Terms) are satisfactory to Buyer. This condition is for the sole benefit  
220 of Buyer. Buyer has the Right to Terminate under § 24.1., on or before **New Loan Terms Deadline**, if the New Loan Terms are not  
221 satisfactory to Buyer, in Buyer's sole subjective discretion.

222 **5.2.2. New Loan Availability.** If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is  
223 conditional upon Buyer's satisfaction with the availability of the New Loan based on the lender's review and underwriting of Buyer's  
224 New Loan Application (New Loan Availability). Buyer has the Right to Terminate under § 24.1., on or before the **New Loan**  
225 **Availability Deadline** if the New Loan Availability is not satisfactory to Buyer. Buyer does not have a Right to Terminate based on the  
226 New Loan Availability if the termination is based on the New Loan Terms, Appraised Value (defined below), the Lender Property  
227 Requirements (defined below), Insurability (§ 10.5. below) or the Conditional Upon Sale of Property (§ 10.7. below). **IF SELLER IS**  
228 **NOT IN DEFAULT AND DOES NOT TIMELY RECEIVE BUYER'S WRITTEN NOTICE TO TERMINATE, BUYER'S**  
229 **EARNEST MONEY WILL BE NONREFUNDABLE**, except as otherwise provided in this Contract (e.g., Appraisal, Title,  
230 Survey).

231 **5.3. Credit Information.** If an existing loan is not to be released at Closing, this Contract is conditional (for the sole benefit  
232 of Seller) upon Seller's approval of Buyer's financial ability and creditworthiness, which approval will be in Seller's sole subjective  
233 discretion. Accordingly: (1) Buyer must supply to Seller by **Buyer's Credit Information Deadline**, at Buyer's expense, information  
234 and documents (including a current credit report) concerning Buyer's financial, employment and credit condition; (2) Buyer consents  
235 that Seller may verify Buyer's financial ability and creditworthiness; and (3) any such information and documents received by Seller  
236 must be held by Seller in confidence and not released to others except to protect Seller's interest in this transaction. If the Cash at  
237 Closing is less than as set forth in § 4.1. of this Contract, Seller has the Right to Terminate under § 24.1., on or before Closing. If  
238 Seller disapproves of Buyer's financial ability or creditworthiness, in Seller's sole subjective discretion, Seller has the Right to  
239 Terminate under § 24.1., on or before **Disapproval of Buyer's Credit Information Deadline.**

240 **5.4. Existing Loan Review.** If an existing loan is not to be released at Closing, Seller must deliver copies of the loan  
241 documents (including note, deed of trust and any modifications) to Buyer by **Existing Loan Deadline.** For the sole benefit of Buyer,  
242 this Contract is conditional upon Buyer's review and approval of the provisions of such loan documents. Buyer has the Right to  
243 Terminate under § 24.1., on or before **Existing Loan Termination Deadline**, based on any unsatisfactory provision of such loan  
244 documents, in Buyer's sole subjective discretion. If the lender's approval of a transfer of the Property is required, this Contract is  
245 conditional upon Buyer obtaining such approval without change in the terms of such loan, except as set forth in § 4.6. If lender's  
246 approval is not obtained by **Loan Transfer Approval Deadline**, this Contract will terminate on such deadline. Seller has the Right  
247 to Terminate under § 24.1., on or before Closing, in Seller's sole subjective discretion, if Seller is to be released from liability under  
248 such existing loan and Buyer does not obtain such compliance as set forth in § 4.6.

249 **6. APPRAISAL PROVISIONS.**

250 **6.1. Appraisal Definition.** An "Appraisal" is an opinion of value prepared by a licensed or certified appraiser, engaged on  
251 behalf of Buyer or Buyer's lender, to determine the Property's market value (Appraised Value). The Appraisal may also set forth  
252 certain lender requirements, replacements, removals or repairs necessary on or to the Property as a condition for the Property to be  
253 valued at the Appraised Value.

254 **6.2. Appraised Value.** The applicable appraisal provision set forth below applies to the respective loan type set forth in  
255 § 4.5.3., or if a cash transaction (i.e., no financing), § 6.2.1. applies.

256 **6.2.1. Conventional/Other.** Buyer has the right to obtain an Appraisal. If the Appraised Value is less than the

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257 Purchase Price, or if the Appraisal is not received by Buyer on or before **Appraisal Deadline** Buyer may, on or before **Appraisal**  
 258 **Objection Deadline:**  
 259 **6.2.1.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated;  
 260 or  
 261 **6.2.1.2. Appraisal Objection.** Deliver to Seller a written objection accompanied by either a copy of the  
 262 Appraisal or written notice from lender that confirms the Appraised Value is less than the Purchase Price (Lender Verification).  
 263 **6.2.1.3. Appraisal Resolution.** If an Appraisal Objection is received by Seller, on or before **Appraisal**  
 264 **Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Appraisal Resolution**  
 265 **Deadline**, this Contract will terminate on the **Appraisal Resolution Deadline**, unless Seller receives Buyer's written withdrawal of  
 266 the Appraisal Objection before such termination, (i.e., on or before expiration of **Appraisal Resolution Deadline**).  
 267 **6.3. Lender Property Requirements.** If the lender imposes any written requirements, replacements, removals or repairs,  
 268 including any specified in the Appraisal (Lender Property Requirements) to be made to the Property (e.g., roof repair, repainting),  
 269 beyond those matters already agreed to by Seller in this Contract, this Contract terminates on the earlier of three days following  
 270 Seller's receipt of the Lender Property Requirements, or Closing, unless prior to termination: (1) the parties enter into a written  
 271 agreement to satisfy the Lender Property Requirements; (2) the Lender Property Requirements have been completed; or (3) the  
 272 satisfaction of the Lender Requirements is waived in writing by Buyer.  
 273 **6.4. Cost of Appraisal.** Cost of the Appraisal to be obtained after the date of this Contract must be timely paid by  **Buyer**  
 274  **Seller.** The cost of the Appraisal may include any and all fees paid to the appraiser, appraisal management company, lender's  
 275 agent or all three.

276 **7. OWNERS' ASSOCIATIONS.** This Section is applicable if the Property is located within one or more Common Interest  
 277 Communities and subject to one or more declarations (Association).

278 **7.1. Common Interest Community Disclosure. THE PROPERTY IS LOCATED WITHIN A COMMON**  
 279 **INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR THE COMMUNITY. THE OWNER OF**  
 280 **THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATION FOR THE**  
 281 **COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE**  
 282 **ASSOCIATION. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL**  
 283 **OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS**  
 284 **OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD**  
 285 **PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT. THE DECLARATION, BYLAWS**  
 286 **AND RULES AND REGULATIONS OF THE COMMUNITY MAY PROHIBIT THE OWNER FROM MAKING**  
 287 **CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL REVIEW BY THE ASSOCIATION (OR A**  
 288 **COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF THE ASSOCIATION. PURCHASERS OF**  
 289 **PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL**  
 290 **OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE**  
 291 **DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES AND REGULATIONS OF THE**  
 292 **ASSOCIATION.**

293 **7.2. Association Documents to Buyer.** Seller is obligated to provide to Buyer the Association Documents (defined below),  
 294 at Seller's expense, on or before **Association Documents Deadline**. Seller authorizes the Association to provide the Association  
 295 Documents to Buyer, at Seller's expense. Seller's obligation to provide the Association Documents is fulfilled upon Buyer's receipt  
 296 of the Association Documents, regardless of who provides such documents.

297 **7.3. Association Documents.** Association documents (Association Documents) consist of the following:

298 **7.3.1.** All Association declarations, articles of incorporation, bylaws, articles of organization, operating agreements,  
 299 rules and regulations, party wall agreements and the Association's responsible governance policies adopted under § 38-33.3-209.5,  
 300 C.R.S.;

301 **7.3.2.** Minutes of: (1) the annual owners' or members' meeting and (2) any executive boards' or managers' meetings;  
 302 such minutes include those provided under the most current annual disclosure required under § 38-33.3-209.4, C.R.S. (Annual  
 303 Disclosure) and minutes of meetings, if any, subsequent to the minutes disclosed in the Annual Disclosure. If none of the preceding  
 304 minutes exist, then the most recent minutes, if any (§§ 7.3.1. and 7.3.2., collectively, Governing Documents); and

305 **7.3.3.** List of all Association insurance policies as provided in the Association's last Annual Disclosure, including,  
 306 but not limited to, property, general liability, association director and officer professional liability and fidelity policies. The list must  
 307 include the company names, policy limits, policy deductibles, additional named insureds and expiration dates of the policies listed  
 308 (Association Insurance Documents);

309 **7.3.4.** A list by unit type of the Association's assessments, including both regular and special assessments as  
 310 disclosed in the Association's last Annual Disclosure;

311 **7.3.5.** The Association's most recent financial documents which consist of: (1) the Association's operating budget  
 312 for the current fiscal year, (2) the Association's most recent annual financial statements, including any amounts held in reserve for

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313 the fiscal year immediately preceding the Association’s last Annual Disclosure, (3) the results of the Association’s most recent  
314 available financial audit or review, (4) list of the fees and charges (regardless of name or title of such fees or charges) that the  
315 Association’s community association manager or Association will charge in connection with the Closing including, but not limited  
316 to, any fee incident to the issuance of the Association’s statement of assessments (Status Letter), any rush or update fee charged for  
317 the Status Letter, any record change fee or ownership record transfer fees (Record Change Fee), fees to access documents, (5) list of  
318 all assessments required to be paid in advance, reserves or working capital due at Closing and (6) reserve study, if any (§§ 7.3.4. and  
319 7.3.5., collectively, Financial Documents);

320 **7.3.6.** Any written notice from the Association to Seller of a “construction defect action” under § 38-33.3-303.5,  
321 C.R.S. within the past six months and the result of whether the Association approved or disapproved such action (Construction  
322 Defect Documents). Nothing in this Section limits the Seller’s obligation to disclose adverse material facts as required under § 10.2.  
323 (Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition) including any problems or defects in the common  
324 elements or limited common elements of the Association property.

325 **7.4. Conditional on Buyer’s Review.** Buyer has the right to review the Association Documents. Buyer has the Right to  
326 Terminate under § 24.1., on or before **Association Documents Termination Deadline**, based on any unsatisfactory provision in  
327 any of the Association Documents, in Buyer’s sole subjective discretion. Should Buyer receive the Association Documents after  
328 **Association Documents Deadline**, Buyer, at Buyer’s option, has the Right to Terminate under § 24.1. by Buyer’s Notice to  
329 Terminate received by Seller on or before ten days after Buyer’s receipt of the Association Documents. If Buyer does not receive  
330 the Association Documents, or if Buyer’s Notice to Terminate would otherwise be required to be received by Seller after **Closing**  
331 **Date**, Buyer’s Notice to Terminate must be received by Seller on or before Closing. If Seller does not receive Buyer’s Notice to  
332 Terminate within such time, Buyer accepts the provisions of the Association Documents as satisfactory and Buyer waives any Right  
333 to Terminate under this provision, notwithstanding the provisions of § 8.6. (Third Party Right to Purchase/Approve).

334 **8. TITLE INSURANCE, RECORD TITLE AND OFF-RECORD TITLE.**

335 **8.1. Evidence of Record Title.**

336  **8.1.1. Seller Selects Title Insurance Company.** If this box is checked, Seller will select the title insurance  
337 company to furnish the owner’s title insurance policy at Seller’s expense. On or before **Record Title Deadline**, Seller must furnish  
338 to Buyer, a current commitment for an owner’s title insurance policy (Title Commitment), in an amount equal to the Purchase Price,  
339 or if this box is checked,  an **Abstract of Title** certified to a current date. Seller will cause the title insurance policy to be issued  
340 and delivered to Buyer as soon as practicable at or after Closing.

341  **8.1.2. Buyer Selects Title Insurance Company.** If this box is checked, Buyer will select the title insurance  
342 company to furnish the owner’s title insurance policy at Buyer’s expense. On or before **Record Title Deadline**, Buyer must furnish to  
343 Seller, a current commitment for owner’s title insurance policy (Title Commitment), in an amount equal to the Purchase Price.  
344 If neither box in § 8.1.1. or § 8.1.2. is checked, § 8.1.1. applies.

345 **8.1.3. Owner’s Extended Coverage (OEC).** The Title Commitment  **Will**  **Will Not** contain Owner’s  
346 Extended Coverage (OEC). If the Title Commitment is to contain OEC, it will commit to delete or insure over the standard exceptions  
347 which relate to: (1) parties in possession, (2) unrecorded easements, (3) survey matters, (4) unrecorded mechanics’ liens, (5) gap  
348 period (period between the effective date and time of commitment to the date and time the deed is recorded) and (6) unpaid taxes,  
349 assessments and unredeemed tax sales prior to the year of Closing. Any additional premium expense to obtain OEC will be paid by  
350  **Buyer**  **Seller**  **One-Half by Buyer and One-Half by Seller**  **Other N/A.**  
351 Regardless of whether the Contract requires OEC, the Title Insurance Commitment may not provide OEC or delete or insure over  
352 any or all of the standard exceptions for OEC. The Title Insurance Company may require a New Survey or New ILC, defined below,  
353 among other requirements for OEC. If the Title Insurance Commitment is not satisfactory to Buyer, Buyer has a right to object under  
354 § 8.7. (Right to Object to Title, Resolution).

355 **8.1.4. Title Documents.** Title Documents consist of the following: (1) copies of any plats, declarations, covenants,  
356 conditions and restrictions burdening the Property and (2) copies of any other documents (or, if illegible, summaries of such  
357 documents) listed in the schedule of exceptions (Exceptions) in the Title Commitment furnished to Buyer (collectively, Title  
358 Documents).

359 **8.1.5. Copies of Title Documents.** Buyer must receive, on or before **Record Title Deadline**, copies of all Title  
360 Documents. This requirement pertains only to documents as shown of record in the office of the clerk and recorder in the county  
361 where the Property is located. The cost of furnishing copies of the documents required in this Section will be at the expense of the  
362 party or parties obligated to pay for the owner’s title insurance policy.

363 **8.1.6. Existing Abstracts of Title.** Seller must deliver to Buyer copies of any abstracts of title covering all or any  
364 portion of the Property (Abstract of Title) in Seller’s possession on or before **Record Title Deadline**.

365 **8.2. Record Title.** Buyer has the right to review and object to the Abstract of Title or Title Commitment and any of the  
366 Title Documents as set forth in § 8.7. (Right to Object to Title, Resolution) on or before **Record Title Objection Deadline**. Buyer’s  
367 objection may be based on any unsatisfactory form or content of Title Commitment or Abstract of Title, notwithstanding § 13, or  
368 any other unsatisfactory title condition, in Buyer’s sole subjective discretion. If the Abstract of Title, Title Commitment or Title



369 Documents are not received by Buyer on or before the **Record Title Deadline**, or if there is an endorsement to the Title Commitment  
 370 that adds a new Exception to title, a copy of the new Exception to title and the modified Title Commitment will be delivered to  
 371 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  
 372 required Title Document not timely received by Buyer, (2) any change to the Abstract of Title, Title Commitment or Title Documents,  
 373 or (3) any endorsement to the Title Commitment. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection,  
 374 pursuant to this § 8.2. (Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.7. (Right to Object  
 375 to Title, Resolution). If Seller has fulfilled all Seller's obligations, if any, to deliver to Buyer all documents required by § 8.1.  
 376 (Evidence of Record Title) and Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable  
 377 deadline specified above, Buyer accepts the condition of title as disclosed by the Abstract of Title, Title Commitment and Title  
 378 Documents as satisfactory.

379 **8.3. Off-Record Title.** Seller must deliver to Buyer, on or before **Off-Record Title Deadline**, true copies of all existing  
 380 surveys in Seller's possession pertaining to the Property and must disclose to Buyer all easements, liens (including, without  
 381 limitation, governmental improvements approved, but not yet installed) or other title matters not shown by public records, of which  
 382 Seller has actual knowledge (Off-Record Matters). This Section excludes any **New ILC** or **New Survey** governed under § 9 (New  
 383 ILC, New Survey). Buyer has the right to inspect the Property to investigate if any third party has any right in the Property not shown  
 384 by public records (e.g., unrecorded easement, boundary line discrepancy or water rights). Buyer's Notice to Terminate or Notice of  
 385 Title Objection of any unsatisfactory condition (whether disclosed by Seller or revealed by such inspection, notwithstanding § 8.2.  
 386 (Record Title) and § 13 (Transfer of Title)), in Buyer's sole subjective discretion, must be received by Seller on or before **Off-**  
 387 **Record Title Objection Deadline**. If an Off-Record Matter is received by Buyer after the **Off-Record Title Deadline**, Buyer has  
 388 until the earlier of Closing or ten days after receipt by Buyer to review and object to such Off-Record Matter. If Seller receives  
 389 Buyer's Notice to Terminate or Notice of Title Objection pursuant to this § 8.3. (Off-Record Title), any title objection by Buyer is  
 390 governed by the provisions set forth in § 8.7. (Right to Object to Title, Resolution). If Seller does not receive Buyer's Notice to  
 391 Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts title subject to such Off-Record  
 392 Matters and rights, if any, of third parties not shown by public records of which Buyer has actual knowledge.

393 **8.4. Special Taxing and Metropolitan Districts. Intentionally Deleted.**

394 **8.5. Tax Certificate.** A tax certificate paid for by  Seller  Buyer, for the Property (Tax Certificate) must be delivered  
 395 to Buyer on or before **Record Title Deadline**. If the content of the Tax Certificate is unsatisfactory to Buyer, in Buyer's sole  
 396 subjective discretion, Buyer may terminate, on or before **Record Title Objection Deadline**. Should Buyer receive the Tax Certificate  
 397 after **Record Title Deadline**, Buyer, at Buyer's option, has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate  
 398 received by Seller on or before ten days after Buyer's receipt of the Tax Certificate. If Buyer does not receive the Tax Certificate, or  
 399 if Buyer's Notice to Terminate would otherwise be required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate  
 400 must be received by Seller on or before Closing. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer  
 401 accepts the content of the Tax Certificate as satisfactory and Buyer waives any Right to Terminate under this provision. If Buyer's  
 402 loan specified in § 4.5.3. (Loan Limitations) prohibits Buyer from paying for the Tax Certificate, the Tax Certificate will be paid for  
 403 by Seller.

404 **8.6. Third Party Right to Purchase/Approve.** If any third party has a right to purchase the Property (e.g., right of first  
 405 refusal on the Property, right to purchase the Property under a lease or an option held by a third party to purchase the Property) or a  
 406 right of a third party to approve this Contract, Seller must promptly submit this Contract according to the terms and conditions of  
 407 such right. If the third-party holder of such right exercises its right this Contract will terminate. If the third party's right to purchase  
 408 is waived explicitly or expires, or the Contract is approved, this Contract will remain in full force and effect. Seller must promptly  
 409 notify Buyer in writing of the foregoing. If the third party right to purchase is exercised or approval of this Contract has not occurred  
 410 on or before **Third Party Right to Purchase/Approve Deadline**, this Contract will then terminate. Seller will supply to Buyer, in  
 411 writing, details of any Third Party Right to Purchase the Property on or before the Record Title Deadline.

412 **8.7. Right to Object to Title, Resolution.** Buyer has a right to object or terminate, in Buyer's sole subjective discretion,  
 413 based on any title matters including those matters set forth in § 8.2. (Record Title), § 8.3. (Off-Record Title), § 8.5. (Tax Certificate)  
 414 and § 13 (Transfer of Title). If Buyer exercises Buyer's rights to object or terminate based on any such title matter, on or before the  
 415 applicable deadline, Buyer has the following options:

416 **8.7.1. Title Objection, Resolution.** If Seller receives Buyer's written notice objecting to any title matter (Notice of  
 417 Title Objection) on or before the applicable deadline and if Buyer and Seller have not agreed to a written settlement thereof on or  
 418 before **Title Resolution Deadline**, this Contract will terminate on the expiration of **Title Resolution Deadline**, unless Seller receives  
 419 Buyer's written withdrawal of Buyer's Notice of Title Objection (i.e., Buyer's written notice to waive objection to such items and  
 420 waives the Right to Terminate for that reason), on or before expiration of **Title Resolution Deadline**. If either the Record Title  
 421 Deadline or the Off-Record Title Deadline, or both, are extended pursuant to § 8.2. (Record Title) or § 8.3. (Off-Record Title) the  
 422 Title Resolution Deadline also will be automatically extended to the earlier of Closing or fifteen days after Buyer's receipt of the  
 423 applicable documents; or

424 **8.7.2. Title Objection, Right to Terminate.** Buyer may exercise the Right to Terminate under § 24.1., on or before  
 425 the applicable deadline, based on any title matter unsatisfactory to Buyer, in Buyer's sole subjective discretion.

426 **8.8. Title Advisory.** The Title Documents affect the title, ownership and use of the Property and should be reviewed  
427 carefully. Additionally, other matters not reflected in the Title Documents may affect the title, ownership and use of the Property,  
428 including, without limitation, boundary lines and encroachments, set-back requirements, area, zoning, building code violations,  
429 unrecorded easements and claims of easements, leases and other unrecorded agreements, water on or under the Property and various  
430 laws and governmental regulations concerning land use, development and environmental matters.

431 **8.8.1. OIL, GAS, WATER AND MINERAL DISCLOSURE. THE SURFACE ESTATE OF THE**  
432 **PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE AND TRANSFER OF**  
433 **THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE TRANSFER OF THE MINERAL ESTATE OR WATER**  
434 **RIGHTS. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS, OTHER MINERALS, GEOTHERMAL**  
435 **ENERGY OR WATER ON OR UNDER THE SURFACE OF THE PROPERTY, WHICH INTERESTS MAY GIVE THEM**  
436 **RIGHTS TO ENTER AND USE THE SURFACE OF THE PROPERTY TO ACCESS THE MINERAL ESTATE, OIL,**  
437 **GAS OR WATER.**

438 **8.8.2. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE PROPERTY TO**  
439 **ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE USE AGREEMENT, A**  
440 **MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE COUNTY CLERK AND**  
441 **RECORDER.**

442 **8.8.3. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR ADJACENT**  
443 **TO THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING, WELL COMPLETION**  
444 **OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION FACILITIES, PRODUCING WELLS, REWORKING**  
445 **OF CURRENT WELLS AND GAS GATHERING AND PROCESSING FACILITIES.**

446 **8.8.4. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK ADDITIONAL**  
447 **INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE PROPERTY, INCLUDING**  
448 **DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE COLORADO OIL**  
449 **AND GAS CONSERVATION COMMISSION.**

450 **8.8.5. Title Insurance Exclusions.** Matters set forth in this Section and others, may be excepted, excluded from, or  
451 not covered by the owner's title insurance policy.

452 **8.9. Mineral Rights Review.** Buyer  Does  Does Not have a Right to Terminate if examination of the Mineral  
453 Rights is unsatisfactory to Buyer on or before the **Mineral Rights Examination Deadline.**

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

455 **9.1. New ILC or New Survey.** If the box is checked, (1)  **New Improvement Location Certificate (New ILC);** or, (2)  
456  **New Survey** in the form of **N/A**; is required and the following will apply:

457 **9.1.1. Ordering of New ILC or New Survey.**  Seller  Buyer will order the New ILC or New Survey. The  
458 New ILC or New Survey may also be a previous ILC or survey that is in the above-required form, certified and updated as of a date  
459 after the date of this Contract.

460 **9.1.2. Payment for New ILC or New Survey.** The cost of the New ILC or New Survey will be paid, on or before  
461 Closing, by:  Seller  Buyer or:  
462 **N/A**

463  
464 **9.1.3. Delivery of New ILC or New Survey.** Buyer, Seller, the issuer of the Title Commitment (or the provider of  
465 the opinion of title if an Abstract of Title) and **N/A** will receive a New ILC or New Survey on or before **New**  
466 **ILC or New Survey Deadline.**

467 **9.1.4. Certification of New ILC or New Survey.** The New ILC or New Survey will be certified by the surveyor to  
468 all those who are to receive the New ILC or New Survey.

469 **9.2. Buyer's Right to Waive or Change New ILC or New Survey Selection.** Buyer may select a New ILC or New  
470 Survey different than initially specified in this Contract if there is no additional cost to Seller or change to the **New ILC or New**  
471 **Survey Objection Deadline.** Buyer may, in Buyer's sole subjective discretion, waive a New ILC or New Survey if done prior to  
472 Seller incurring any cost for the same.

473 **9.3. New ILC or New Survey Objection.** Buyer has the right to review and object based on the New ILC or New Survey.  
474 If the New ILC or New Survey is not timely received by Buyer or is unsatisfactory to Buyer, in Buyer's sole subjective discretion,  
475 Buyer may, on or before **New ILC or New Survey Objection Deadline**, notwithstanding § 8.3. or § 13:

476 **9.3.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated; or

477 **9.3.2. New ILC or New Survey Objection.** Deliver to Seller a written description of any matter that was to be  
478 shown or is shown in the New ILC or New Survey that is unsatisfactory and that Buyer requires Seller to correct.

479 **9.3.3. New ILC or New Survey Resolution.** If a **New ILC or New Survey Objection** is received by Seller, on or  
480 before **New ILC or New Survey Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on  
481 or before **New ILC or New Survey Resolution Deadline**, this Contract will terminate on expiration of the **New ILC or New Survey**

482 **Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the New ILC or New Survey Objection before such  
483 termination (i.e., on or before expiration of **New ILC or New Survey Resolution Deadline**).

484 **DISCLOSURE, INSPECTION AND DUE DILIGENCE**

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

486 **10.1. Seller's Property Disclosure.** On or before **Seller's Property Disclosure Deadline**, Seller agrees to deliver to Buyer  
487 the most current version of the applicable Colorado Real Estate Commission's Seller's Property Disclosure form completed by Seller  
488 to Seller's actual knowledge and current as of the date of this Contract.

489 **10.2. Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition.** Seller must disclose to Buyer  
490 any adverse material facts actually known by Seller as of the date of this Contract. Seller agrees that disclosure of adverse material  
491 facts will be in writing. In the event Seller discovers an adverse material fact after the date of this Contract, Seller must timely  
492 disclose such adverse fact to Buyer. Buyer has the Right to Terminate based on the Seller's new disclosure on the earlier of Closing  
493 or five days after Buyer's receipt of the new disclosure. Except as otherwise provided in this Contract, Buyer acknowledges that  
494 Seller is conveying the Property to Buyer in an "As Is" condition, "Where Is" and "With All Faults."

495 **10.3. Inspection.** Unless otherwise provided in this Contract, Buyer, acting in good faith, has the right to have inspections  
496 (by one or more third parties, personally or both) of the Property, Leased Items, and Inclusions (Inspection), at Buyer's expense. If  
497 (1) the physical condition of the Property, including, but not limited to, the roof, walls, structural integrity of the Property, the  
498 electrical, plumbing, HVAC and other mechanical systems of the Property, (2) the physical condition of the Inclusions and Leased  
499 Items, (3) service to the Property (including utilities and communication services), systems and components of the Property (e.g.,  
500 heating and plumbing), (4) any proposed or existing transportation project, road, street or highway, or (5) any other activity, odor or  
501 noise (whether on or off the Property) and its effect or expected effect on the Property or its occupants is unsatisfactory, in Buyer's  
502 sole subjective discretion, Buyer may:

503 **10.3.1. Inspection Termination.** On or before the **Inspection Termination Deadline**, notify Seller in writing,  
504 pursuant to § 24.1., that this Contract is terminated due to any unsatisfactory condition, provided the Buyer did not previously deliver  
505 an Inspection Objection. Buyer's Right to Terminate under this provision expires upon delivery of an Inspection Objection to Seller  
506 pursuant to § 10.3.2.; or

507 **10.3.2. Inspection Objection.** On or before the **Inspection Objection Deadline**, deliver to Seller a written  
508 description of any unsatisfactory condition that Buyer requires Seller to correct.

509 **10.3.3. Inspection Resolution.** If an Inspection Objection is received by Seller, on or before **Inspection Objection**  
510 **Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Inspection Resolution Deadline**,  
511 this Contract will terminate on **Inspection Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Inspection  
512 Objection before such termination (i.e., on or before expiration of **Inspection Resolution Deadline**). Nothing in this provision  
513 prohibits the Buyer and the Seller from mutually terminating this Contract before the Inspection Resolution Deadline passes by  
514 executing an Earnest Money Release.

515 **10.4. Damage, Liens and Indemnity.** Buyer, except as otherwise provided in this Contract or other written agreement  
516 between the parties, is responsible for payment for all inspections, tests, surveys, engineering reports, or other reports performed at  
517 Buyer's request (Work) and must pay for any damage that occurs to the Property and Inclusions as a result of such Work. Buyer  
518 must not permit claims or liens of any kind against the Property for Work performed on the Property. Buyer agrees to indemnify,  
519 protect and hold Seller harmless from and against any liability, damage, cost or expense incurred by Seller and caused by any such  
520 Work, claim, or lien. This indemnity includes Seller's right to recover all costs and expenses incurred by Seller to defend against  
521 any such liability, damage, cost or expense, or to enforce this Section, including Seller's reasonable attorney fees, legal fees and  
522 expenses. The provisions of this Section survive the termination of this Contract. This § 10.4. does not apply to items performed  
523 pursuant to an Inspection Resolution.

524 **10.5. Insurability.** Buyer has the Right to Terminate under § 24.1., on or before **Property Insurance Termination**  
525 **Deadline**, based on any unsatisfactory provision of the availability, terms and conditions and premium for property insurance  
526 (Property Insurance) on the Property, in Buyer's sole subjective discretion.

527 **10.6. Due Diligence.**

528 **10.6.1. Due Diligence Documents.** Seller agrees to deliver copies of the following documents and information  
529 pertaining to the Property and Leased Items (Due Diligence Documents) to Buyer on or before **Due Diligence Documents Delivery**  
530 **Deadline**:

531 **10.6.1.1. Occupancy Agreements.** All current leases, including any amendments or other occupancy  
532 agreements, pertaining to the Property. Those leases or other occupancy agreements pertaining to the Property that survive Closing  
533 are as follows (Leases):

534 *None*

535 **10.6.1.2. Leased Items Documents.** If any lease of personal property (§ 2.5.7., Leased Items) will be  
536

537 transferred to Buyer at Closing, Seller agrees to deliver copies of the leases and information pertaining to the personal property to  
538 Buyer on or before **Due Diligence Documents Delivery Deadline**. Buyer  Will  **Will Not** assume the Seller's obligations  
539 under such leases for the Leased Items (§ 2.5.7., Leased Items).  
540

541 **10.6.1.3. Encumbered Inclusions Documents.** If any Inclusions owned by Seller are encumbered  
542 pursuant to § 2.5.4. (Encumbered Inclusions) above, Seller agrees to deliver copies of the evidence of debt, security and any other  
543 documents creating the encumbrance to Buyer on or before **Due Diligence Documents Delivery Deadline**. Buyer  Will  **Will**  
544 **Not** assume the debt on the Encumbered Inclusions (§ 2.5.4., Encumbered Inclusions).  
545

546 **10.6.1.4. Other Documents.** If the respective box is checked, Seller agrees to additionally deliver copies  
547 of the following:

- 548  **10.6.1.4.1.** All contracts relating to the operation, maintenance and management of the
- 549 Property;
- 550  **10.6.1.4.2.** Property tax bills for the last *N/A* years;
- 551  **10.6.1.4.3.** As-built construction plans to the Property and the tenant improvements, including
- 552 architectural, electrical, mechanical and structural systems; engineering reports; and permanent Certificates of Occupancy, to the
- 553 extent now available;
- 554  **10.6.1.4.4.** A list of all Inclusions to be conveyed to Buyer;
- 555  **10.6.1.4.5.** Operating statements for the past *N/A* years;
- 556  **10.6.1.4.6.** A rent roll accurate and correct to the date of this Contract;
- 557  **10.6.1.4.7.** A schedule of any tenant improvement work Seller is obligated to complete but
- 558 has not yet completed and capital improvement work either scheduled or in process on the date of this Contract;
- 559  **10.6.1.4.8.** All insurance policies pertaining to the Property and copies of any claims which
- 560 have been made for the past *2* years;
- 561  **10.6.1.4.9.** Soils reports, surveys and engineering reports or data pertaining to the Property (if
- 562 not delivered earlier under § 8.3.);
- 563  **10.6.1.4.10.** Any and all existing documentation and reports regarding Phase I and II
- 564 environmental reports, letters, test results, advisories and similar documents respective to the existence or nonexistence of asbestos,
- 565 PCB transformers, or other toxic, hazardous or contaminated substances and/or underground storage tanks and/or radon gas. If no
- 566 reports are in Seller's possession or known to Seller, Seller warrants that no such reports are in Seller's possession or known to
- 567 Seller;
- 568  **10.6.1.4.11.** Any *Americans with Disabilities Act* reports, studies or surveys concerning the
- 569 compliance of the Property with said Act;
- 570  **10.6.1.4.12.** All permits, licenses and other building or use authorizations issued by any
- 571 governmental authority with jurisdiction over the Property and written notice of any violation of any such permits, licenses or use
- 572 authorizations, if any; and
- 573  **10.6.1.4.13.** Other:
- 574 *Any other documents related to the ownership,*
- 575 *management and operation of the property in Seller's possession or control.*

576  
577  
578  
579 **10.6.2. Due Diligence Documents Review and Objection.** Buyer has the right to review and object based on the Due  
580 Diligence Documents. If the Due Diligence Documents are not supplied to Buyer or are unsatisfactory, in Buyer's sole subjective  
581 discretion, Buyer may, on or before **Due Diligence Documents Objection Deadline**:

582 **10.6.2.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated;  
583 or

584 **10.6.2.2. Due Diligence Documents Objection.** Deliver to Seller a written description of any  
585 unsatisfactory Due Diligence Documents that Buyer requires Seller to correct.

586 **10.6.2.3. Due Diligence Documents Resolution.** If a Due Diligence Documents Objection is received by  
587 Seller, on or before **Due Diligence Documents Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement  
588 thereof on or before **Due Diligence Documents Resolution Deadline**, this Contract will terminate on **Due Diligence Documents**  
589 **Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Due Diligence Documents Objection before such  
590 termination (i.e., on or before expiration of **Due Diligence Documents Resolution Deadline**).

591 **10.6.3. Zoning.** Buyer has the Right to Terminate under § 24.1., on or before **Due Diligence Documents Objection**



592 **Deadline**, based on any unsatisfactory zoning and any use restrictions imposed by any governmental agency with jurisdiction over  
593 the Property, in Buyer's sole subjective discretion.

594 **10.6.4. Due Diligence – Environmental, ADA.** Buyer has the right to obtain environmental inspections of the  
595 Property including Phase I and Phase II Environmental Site Assessments, as applicable.  Seller  Buyer will order or provide  
596  **Phase I Environmental Site Assessment**,  **Phase II Environmental Site Assessment** (compliant with most current version  
597 of the applicable ASTM E1527 standard practices for Environmental Site Assessments) and/or *N/A*,  
598 at the expense of  Seller  Buyer (Environmental Inspection). In addition, Buyer, at Buyer's expense, may also conduct an  
599 evaluation whether the Property complies with the *Americans with Disabilities Act* (ADA Evaluation). All such inspections and  
600 evaluations must be conducted at such times as are mutually agreeable to minimize the interruption of Seller's and any Seller's  
601 tenants' business uses of the Property, if any.

602 If Buyer's Phase I Environmental Site Assessment recommends a Phase II Environmental Site Assessment, the **Environmental**  
603 **Inspection Termination Deadline** will be extended by **45** days (Extended Environmental Inspection  
604 Objection Deadline) and if such Extended Environmental Inspection Objection Deadline extends beyond the **Closing Date**, the  
605 **Closing Date** will be extended a like period of time. In such event,  Seller  Buyer must pay the cost for such Phase II  
606 Environmental Site Assessment.

607 Notwithstanding Buyer's right to obtain additional environmental inspections of the Property in this § 10.6.4., Buyer has the  
608 Right to Terminate under § 24.1., on or before **Environmental Inspection Termination Deadline**, or if applicable, the Extended  
609 Environmental Inspection Objection Deadline, based on any unsatisfactory results of Environmental Inspection, in Buyer's sole  
610 subjective discretion.

611 Buyer has the Right to Terminate under § 24.1., on or before **ADA Evaluation Termination Deadline**, based on any  
612 unsatisfactory ADA Evaluation, in Buyer's sole subjective discretion.

613 **10.7. Conditional Upon Sale of Property.** This Contract is conditional upon the sale and closing of that certain property  
614 owned by Buyer and commonly known as *N/A*. Buyer has  
615 the Right to Terminate under § 24.1. effective upon Seller's receipt of Buyer's Notice to Terminate on or before **Conditional Sale**  
616 **Deadline** if such property is not sold and closed by such deadline. This Section is for the sole benefit of Buyer. If Seller does not  
617 receive Buyer's Notice to Terminate on or before **Conditional Sale Deadline**, Buyer waives any Right to Terminate under this  
618 provision.

619 **10.8. Source of Potable Water (Residential Land and Residential Improvements Only).** [Intentionally Deleted - See  
620 Residential Addendum if applicable]

621 **10.9. Existing Leases; Modification of Existing Leases; New Leases.** Seller states that none of the Leases to be assigned  
622 to the Buyer at the time of Closing contain any rent concessions, rent reductions or rent abatements except as disclosed in the Lease  
623 or other writing received by Buyer. Seller will not amend, alter, modify, extend or cancel any of the Leases nor will Seller enter into  
624 any new leases affecting the Property without the prior written consent of Buyer, which consent will not be unreasonably withheld  
625 or delayed.

626 **10.10. Lead-Based Paint.** [Intentionally Deleted - See Residential Addendum if applicable]

627 **10.11. Carbon Monoxide Alarms.** [Intentionally Deleted - See Residential Addendum if applicable]

628 **10.12. Methamphetamine Disclosure.** [Intentionally Deleted - See Residential Addendum if applicable]

629 **11. TENANT ESTOPPEL STATEMENTS.**

630 **11.1. Estoppel Statements Conditions.** Buyer has the right to review and object to any Estoppel Statements. Seller must  
631 request from all tenants of the Property and if received by Seller, deliver to Buyer on or before **Estoppel Statements Deadline**,  
632 statements in a form and substance reasonably acceptable to Buyer, from each occupant or tenant at the Property (Estoppel Statement)  
633 attached to a copy of the Lease stating:

634 **11.1.1.** The commencement date of the Lease and scheduled termination date of the Lease;

635 **11.1.2.** That said Lease is in full force and effect and that there have been no subsequent modifications or  
636 amendments;

637 **11.1.3.** The amount of any advance rentals paid, rent concessions given and deposits paid to Seller;

638 **11.1.4.** The amount of monthly (or other applicable period) rental paid to Seller;

639 **11.1.5.** That there is no default under the terms of said Lease by landlord or occupant; and

640 **11.1.6.** That the Lease to which the Estoppel Statement is attached is a true, correct and complete copy of the Lease  
641 demising the premises it describes.

642 **11.2. Seller Estoppel Statement.** In the event Seller does not receive from all tenants of the Property a completed signed  
643 Estoppel Statement, Seller agrees to complete and execute an Estoppel Statement setting forth the information and documents  
644 required in § 11.1 above and deliver the same to Buyer on or before **Estoppel Statements Deadline**.

645 **11.3. Estoppel Statements Termination.** Buyer has the Right to Terminate under § 24.1., on or before **Estoppel**  
646 **Statements Termination Deadline**, based on any unsatisfactory Estoppel Statement, in Buyer's sole subjective discretion, or if

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647 Seller fails to deliver the Estoppel Statements on or before **Estoppel Statements Deadline**. Buyer also has the unilateral right to  
648 waive any unsatisfactory Estoppel Statement.

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**CLOSING PROVISIONS**

650 **12. CLOSING DOCUMENTS, INSTRUCTIONS AND CLOSING.**

651 **12.1. Closing Documents and Closing Information.** Seller and Buyer will cooperate with the Closing Company to enable  
652 the Closing Company to prepare and deliver documents required for Closing to Buyer and Seller and their designees. If Buyer is  
653 obtaining a loan to purchase the Property, Buyer acknowledges Buyer's lender is required to provide the Closing Company, in a  
654 timely manner, all required loan documents and financial information concerning Buyer's loan. Buyer and Seller will furnish any  
655 additional information and documents required by Closing Company that will be necessary to complete this transaction. Buyer and  
656 Seller will sign and complete all customary or reasonably-required documents at or before Closing.

657 **12.2. Closing Instructions.** Colorado Real Estate Commission's Closing Instructions  **Are**  **Are Not** executed with  
658 this Contract.

659 **12.3. Closing.** Delivery of deed from Seller to Buyer will be at closing (Closing). Closing will be on the date specified as  
660 the **Closing Date** or by mutual agreement at an earlier date. At Closing, Seller agrees to deliver a set of keys for the Property to  
661 Buyer. The hour and place of Closing will be as designated by *title company*.

662 **12.4. Disclosure of Settlement Costs.** Buyer and Seller acknowledge that costs, quality and extent of service vary between  
663 different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

664 **12.5. Assignment of Leases.** Seller must assign to Buyer all Leases at Closing that will continue after Closing and Buyer  
665 must assume Seller's obligations under such Leases. Further, Seller must transfer to Buyer all Leased Items and assign to Buyer such  
666 leases for the Leased Items accepted by Buyer pursuant to § 2.5.7. (Leased Items).

668 **13. TRANSFER OF TITLE.** Subject to Buyer's compliance with the terms and provisions of this Contract, including the tender  
669 of any payment due at Closing, Seller must execute and deliver the following good and sufficient deed to Buyer, at Closing:

670  special warranty deed  general warranty deed  bargain and sale deed  quit claim deed  personal representative's  
671 deed  **N/A** deed. Seller, provided another deed is not selected, must execute and deliver a good  
672 and sufficient special warranty deed to Buyer, at Closing.

673 Unless otherwise specified in § 29 (Additional Provisions), if title will be conveyed using a special warranty deed or a general  
674 warranty deed, title will be conveyed "subject to statutory exceptions" as defined in § 38-30-113(5)(a), C.R.S.

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

679 **15. CLOSING COSTS, FEES, ASSOCIATION STATUS LETTER AND DISBURSEMENTS, TAXES AND  
680 WITHHOLDING.**

681 **15.1. Closing Costs.** Buyer and Seller must pay, in Good Funds, their respective closing costs and all other items required  
682 to be paid at Closing, except as otherwise provided herein.

683 **15.2. Closing Services Fee.** The fee for real estate closing services must be paid at Closing by  **Buyer**  **Seller**  
684  **One-Half by Buyer and One-Half by Seller**  **Other N/A**.

685 **15.3. Association Fees and Required Disbursements.** At least fourteen days prior to **Closing Date**, Seller agrees to  
686 promptly request that the Closing Company or the Association deliver to Buyer a current Status Letter, if applicable. Any fees  
687 associated with or specified in the Status Letter will be paid as follows:

688 **15.3.1. Status Letter Fee.** Any fee incident to the issuance of Association's Status Letter must be paid by  **Buyer**  
689  **Seller**  **One-Half by Buyer and One-Half by Seller**  **N/A**.

690 **15.3.2. Record Change Fee.** Any Record Change Fee must be paid by  **Buyer**  **Seller**  **One-Half by Buyer**  
691 **and One-Half by Seller**  **N/A**.

692 **15.3.3. Assessments, Reserves or Working Capital.** All assessments required to be paid in advance (other than  
693 Association Assessments as defined in § 16.2. (Association Assessments), reserves or working capital due at Closing must be paid  
694 by  **Buyer**  **Seller**  **One-Half by Buyer and One-Half by Seller**  **N/A**.

695 **15.3.4. Other Fees.** Any other fee listed in the Status Letter as required to be paid at Closing will be paid by   
696 **Buyer**  **Seller**  **One-Half by Buyer and One-Half by Seller**  **N/A**.

697 **15.4. Local Transfer Tax.** Any Local Transfer Tax must be paid at Closing by  **Buyer**  **Seller**  **One-Half by**  
698 **Buyer and One-Half by Seller**  **N/A**.

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699 **15.5. Sales and Use Tax.** Any sales and use tax that may accrue because of this transaction must be paid when due by  
700  Buyer  Seller  One-Half by Buyer and One-Half by Seller  N/A.

701 **15.6. Private Transfer Fee.** Any private transfer fees and other fees due to a transfer of the Property, payable at Closing,  
702 such as community association fees, developer fees and foundation fees, must be paid at Closing by  Buyer  Seller  
703  One-Half by Buyer and One-Half by Seller  N/A.

704 **15.7. Water Transfer Fees.** Water Transfer Fees can change. The fees, as of the date of this Contract, do not exceed  
705 \$ *N/A* for:

706  Water Stock/Certificates  Water District  
707  Augmentation Membership  Small Domestic Water Company  *N/A*

708 and must be paid at Closing by  Buyer  Seller  One-Half by Buyer and One-Half by Seller  N/A.

709 **15.8. Utility Transfer Fees.** Utility transfer fees can change. Any fees to transfer utilities from Seller to Buyer must be  
710 paid by  Buyer  Seller  One-Half by Buyer and One-Half by Seller  N/A.

711 **15.9. FIRPTA and Colorado Withholding.**

712 **15.9.1. FIRPTA.** The Internal Revenue Service (IRS) may require a substantial portion of the Seller's proceeds be  
713 withheld after Closing when Seller is a foreign person. If required withholding does not occur, the Buyer could be held liable for  
714 the amount of the Seller's tax, interest and penalties. If the box in this Section is checked, Seller represents that Seller  **IS** a foreign  
715 person for purposes of U.S. income taxation. If the box in this Section is not checked, Seller represents that Seller is not a foreign  
716 person for purposes of U.S. income taxation. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably  
717 requested documents to verify Seller's foreign person status. If withholding is required, Seller authorizes Closing Company to  
718 withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or  
719 if an exemption exists.

720 **15.9.2. Colorado Withholding.** The Colorado Department of Revenue may require a portion of the Seller's proceeds  
721 be withheld after Closing when Seller will not be a Colorado resident after Closing, if not otherwise exempt. Seller agrees to  
722 cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's status. If withholding  
723 is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's  
724 tax advisor to determine if withholding applies or if an exemption exists.

725 **16. PRORATIONS AND ASSOCIATION ASSESSMENTS.**

726 **16.1. Prorations.** The following will be prorated to the **Closing Date**, except as otherwise provided:

727 **16.1.1. Taxes.** Personal property taxes, if any, special taxing district assessments, if any, and general real estate taxes  
728 for the year of Closing, based on  **Taxes for the Calendar Year Immediately Preceding Closing**  **Most Recent Mill Levy**  
729 **and Most Recent Assessed Valuation**, adjusted by any applicable qualifying seniors property tax exemption, qualifying disabled  
730 veteran exemption or  **Other Taxes shall not be prorated** .

731 **16.1.2. Rents.** Rents based on  **Rents Actually Received**  **Accrued**. At Closing, Seller will transfer or credit  
732 to Buyer the security deposits for all Leases assigned to Buyer, or any remainder after lawful deductions, and notify all tenants in  
733 writing of such transfer and of the transferee's name and address.

734 **16.1.3. Other Prorations.** Water and sewer charges, propane, interest on continuing loan, and *N/A*.

735 **16.1.4. Final Settlement.** Unless otherwise specified in Additional Provisions, these prorations are final.

736 **16.2. Association Assessments.** Current regular Association assessments and dues (Association Assessments) paid in  
737 advance will be credited to Seller at Closing. Cash reserves held out of the regular Association Assessments for deferred maintenance  
738 by the Association will not be credited to Seller except as may be otherwise provided by the Governing Documents. Buyer  
739 acknowledges that Buyer may be obligated to pay the Association, at Closing, an amount for reserves or working capital. Any special  
740 assessment assessed prior to **Closing Date** by the Association will be the obligation of  **Buyer**  **Seller**. Except however, any  
741 special assessment by the Association for improvements that have been installed as of the date of Buyer's signature hereon, whether  
742 assessed prior to or after Closing, will be the obligation of Seller unless otherwise specified in Additional Provisions. Seller represents  
743 there are no unpaid regular or special assessments against the Property except the current regular assessments and  
744 *N/A*. Association Assessments are subject to change as provided in the Governing Documents.

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

747 If Seller, after Closing occurs, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally  
748 liable to Buyer, notwithstanding § 20.2. (If Seller is in Default), for payment of \$ **300.00** per day (or any part of a day  
749 notwithstanding § 3.3., Day) from **Possession Date** and **Possession Time** until possession is delivered.

750 **GENERAL PROVISIONS**

751 **18. CAUSES OF LOSS, INSURANCE; DAMAGE TO INCLUSIONS AND SERVICES; CONDEMNATION; AND**

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752 **WALK-THROUGH.** Except as otherwise provided in this Contract, the Property, Inclusions or both will be delivered in the  
753 condition existing as of the date of this Contract, ordinary wear and tear excepted.

754 **18.1. Causes of Loss, Insurance.** In the event the Property or Inclusions are damaged by fire, other perils or causes of loss  
755 prior to Closing (Property Damage) in an amount of not more than ten percent of the total Purchase Price and if the repair of the  
756 damage will be paid by insurance (other than the deductible to be paid by Seller), then Seller, upon receipt of the insurance proceeds,  
757 will use Seller's reasonable efforts to repair the Property before **Closing Date**. Buyer has the Right to Terminate under § 24.1., on  
758 or before **Closing Date**, if the Property is not repaired before **Closing Date**, or if the damage exceeds such sum. Should Buyer elect  
759 to carry out this Contract despite such Property Damage, Buyer is entitled to a credit at Closing for all insurance proceeds that were  
760 received by Seller (but not the Association, if any) resulting from damage to the Property and Inclusions, plus the amount of any  
761 deductible provided for in the insurance policy. This credit may not exceed the Purchase Price. In the event Seller has not received  
762 the insurance proceeds prior to Closing, the parties may agree to extend the **Closing Date** to have the Property repaired prior to  
763 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  
764 insurance company and Buyer's lender; or (2) the parties may enter into a written agreement prepared by the parties or their attorney  
765 requiring the Seller to escrow at Closing from Seller's sale proceeds the amount Seller has received and will receive due to such  
766 damage, not exceeding the total Purchase Price, plus the amount of any deductible that applies to the insurance claim.

767 **18.2. Damage, Inclusions and Services.** Should any Inclusion or service (including utilities and communication services),  
768 system, component or fixture of the Property (collectively Service) (e.g., heating or plumbing), fail or be damaged between the date  
769 of this Contract and Closing or possession, whichever is earlier, then Seller is liable for the repair or replacement of such Inclusion  
770 or Service with a unit of similar size, age and quality, or an equivalent credit, but only to the extent that the maintenance or  
771 replacement of such Inclusion or Service is not the responsibility of the Association, if any, less any insurance proceeds received by  
772 Buyer covering such repair or replacement. If the failed or damaged Inclusion or Service is not repaired or replaced on or before  
773 Closing or possession, whichever is earlier, Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, or, at the  
774 option of Buyer, Buyer is entitled to a credit at Closing for the repair or replacement of such Inclusion or Service. Such credit must  
775 not exceed the Purchase Price. If Buyer receives such a credit, Seller's right for any claim against the Association, if any, will survive  
776 Closing.

777 **18.3. Condemnation.** In the event Seller receives actual notice prior to Closing that a pending condemnation action may  
778 result in a taking of all or part of the Property or Inclusions, Seller must promptly notify Buyer, in writing, of such condemnation  
779 action. Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, based on such condemnation action, in Buyer's  
780 sole subjective discretion. Should Buyer elect to consummate this Contract despite such diminution of value to the Property and  
781 Inclusions, Buyer is entitled to a credit at Closing for all condemnation proceeds awarded to Seller for the diminution in the value  
782 of the Property or Inclusions but such credit will not include relocation benefits or expenses or exceed the Purchase Price.

783 **18.4. Walk-Through and Verification of Condition.** Buyer, upon reasonable notice, has the right to walk through the  
784 Property prior to Closing to verify that the physical condition of the Property and Inclusions complies with this Contract.

785 **19. RECOMMENDATION OF LEGAL AND TAX COUNSEL.** By signing this Contract, Buyer and Seller acknowledge that  
786 their respective broker has advised that this Contract has important legal consequences and has recommended: (1) legal examination  
787 of title; (2) consultation with legal and tax or other counsel before signing this Contract as this Contract may have important legal  
788 and tax implications; (3) to consult with their own attorney if Water Rights, Mineral Rights or Leased Items are included or excluded  
789 in the sale; and (4) to consult with legal counsel if there are other matters in this transaction for which legal counsel should be  
790 engaged and consulted. Such consultations must be done timely as this Contract has strict time limits, including deadlines, that must  
791 be complied with.

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

796 **20.1. If Buyer is in Default:**

797  **20.1.1. Specific Performance.** Seller may elect to cancel this Contract and all Earnest Money (whether or not paid  
798 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  
799 amount is fair and reasonable. Seller may recover such additional damages as may be proper. Alternatively, Seller may elect to treat  
800 this Contract as being in full force and effect and Seller has the right to specific performance or damages, or both.

801 **20.1.2. Liquidated Damages, Applicable. This § 20.1.2. applies unless the box in § 20.1.1. is checked.** Seller may  
802 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  
803 the Earnest Money specified in § 4.1. is LIQUIDATED DAMAGES and not a penalty, which amount the parties agree is  
804 fair and reasonable and (except as provided in §§ 10.4. and 21), such amount is SELLER'S ONLY REMEDY for Buyer's failure to  
805 perform the obligations of this Contract. Seller expressly waives the remedies of specific performance and additional damages.

806 **20.2. If Seller is in Default:**

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808 **20.2.1. Specific Performance, Damages or Both.** Buyer may elect to treat this Contract as canceled, in which case  
809 all Earnest Money received hereunder will be returned to Buyer and Buyer may recover such damages as may be proper.  
810 Alternatively, in addition to the per diem in § 17 (Possession) for failure of Seller to timely deliver possession of the Property after  
811 Closing occurs, Buyer may elect to treat this Contract as being in full force and effect and Buyer has the right to specific performance  
812 or damages, or both.

813 **20.2.2. Seller’s Failure to Perform.** In the event Seller fails to perform Seller’s obligations under this Contract, to  
814 include, but not limited to, failure to timely disclose Association violations known by Seller, failure to perform any replacements or  
815 repairs required under this Contract or failure to timely disclose any known adverse material facts, Seller remains liable for any such  
816 failures to perform under this Contract after Closing. Buyer’s rights to pursue the Seller for Seller’s failure to perform under this  
817 Contract are reserved and survive Closing.

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

821 **22. MEDIATION.** If a dispute arises relating to this Contract (whether prior to or after Closing) and is not resolved, the parties  
822 must first proceed, in good faith, to mediation. Mediation is a process in which the parties meet with an impartial person who helps  
823 to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. Before any mediated settlement is  
824 binding, the parties to the dispute must agree to the settlement, in writing. The parties will jointly appoint an acceptable mediator  
825 and will share equally in the cost of such mediation. The obligation to mediate, unless otherwise agreed, will terminate if the entire  
826 dispute is not resolved within thirty days of the date written notice requesting mediation is delivered by one party to the other at that  
827 party’s last known address (physical or electronic as provided in § 26). Nothing in this Section prohibits either party from filing a  
828 lawsuit and recording a *lis pendens* affecting the Property, before or after the date of written notice requesting mediation. This  
829 Section will not alter any date in this Contract, unless otherwise agreed.

830 **23. EARNEST MONEY DISPUTE.** Except as otherwise provided herein, Earnest Money Holder must release the Earnest  
831 Money following receipt of written mutual instructions, signed by both Buyer and Seller. In the event of any controversy regarding  
832 the Earnest Money, Earnest Money Holder is not required to release the Earnest Money. Earnest Money Holder, in its sole subjective  
833 discretion, has several options: (1) wait for any proceeding between Buyer and Seller; (2) interplead all parties and deposit Earnest  
834 Money into a court of competent jurisdiction (Earnest Money Holder is entitled to recover court costs and reasonable attorney and  
835 legal fees incurred with such action); or (3) provide notice to Buyer and Seller that unless Earnest Money Holder receives a copy of  
836 the Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one  
837 hundred twenty days of Earnest Money Holder’s notice to the parties, Earnest Money Holder is authorized to return the Earnest  
838 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  
839 of any Order, Earnest Money Holder must disburse the Earnest Money pursuant to the Order of the Court. The parties reaffirm the  
840 obligation of § 22 (Mediation). This Section will survive cancellation or termination of this Contract.

841 **24. TERMINATION.**

842 **24.1. Right to Terminate.** If a party has a right to terminate, as provided in this Contract (Right to Terminate), the  
843 termination is effective upon the other party’s receipt of a written notice to terminate (Notice to Terminate), provided such written  
844 notice was received on or before the applicable deadline specified in this Contract. If the Notice to Terminate is not received on or  
845 before the specified deadline, the party with the Right to Terminate accepts the specified matter, document or condition as satisfactory  
846 and waives the Right to Terminate under such provision.

847 **24.2. Effect of Termination.** In the event this Contract is terminated, and all Earnest Money received hereunder is timely  
848 returned to Buyer, the parties are relieved of all obligations hereunder, subject to §§ 10.4. and 21.

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

855 **26. NOTICE, DELIVERY AND CHOICE OF LAW.**

856 **26.1. Physical Delivery and Notice.** Any document or notice to Buyer or Seller must be in writing, except as provided in  
857 § 26.2. and is effective when physically received by such party, any individual named in this Contract to receive documents or  
858 notices for such party, Broker, or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing  
859 must be received by the party, not Broker or Brokerage Firm).

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860 **26.2. Electronic Notice.** As an alternative to physical delivery, any notice may be delivered in electronic form to Buyer or  
861 Seller, any individual named in this Contract to receive documents or notices for such party, Broker or Brokerage Firm of Broker  
862 working with such party (except any notice or delivery after Closing, cancellation or Termination must be received by the party, not  
863 Broker or Brokerage Firm) at the electronic address of the recipient by facsimile, email or *N/A*.

864 **26.3. Electronic Delivery.** Electronic Delivery of documents and notice may be delivered by: (1) email at the email address  
865 of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to access the  
866 documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.

867 **26.4. Choice of Law.** This Contract and all disputes arising hereunder are governed by and construed in accordance with  
868 the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property  
869 located in Colorado.

870 **27. NOTICE OF ACCEPTANCE, COUNTERPARTS.** This proposal will expire unless accepted in writing, by Buyer and  
871 Seller, as evidenced by their signatures below and the offering party receives notice of such acceptance pursuant to § 26 on or before  
872 **Acceptance Deadline Date** and **Acceptance Deadline Time**. If accepted, this document will become a contract between Seller and  
873 Buyer. A copy of this Contract may be executed by each party, separately and when each party has executed a copy thereof, such  
874 copies taken together are deemed to be a full and complete contract between the parties.

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

879 **ADDITIONAL PROVISIONS AND ATTACHMENTS**

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

882 *This Contract shall be specifically conditioned, for benefit of Buyer, upon  
final approval to purchase the property by the Board of County Commissioners  
of Boulder County on or before April 17, 2024. In the event that the Board  
of County Commissioners of Boulder County does not approve the purchase of  
the property by the date specified above then Buyer shall have the right to  
the right to terminate this Contract per the terms contained in Section 24  
above.*

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892 **30. OTHER DOCUMENTS.**

893 **30.1. Documents Part of Contract.** The following documents are a **part** of this Contract:  
894 *Residential Addendum to Contract to Buy and Sell Real Estate*

895  
896

897 **30.2. Documents Not Part of Contract.** The following documents have been provided but are **not** a part of this Contract:  
898 *N/A*

899  
900

901 **SIGNATURES**

902

Buyer's Name: *County of Boulder State of Colorado*

<sup>DS</sup>  
*UB*

*DC*



DocuSigned by:

*Yvette Bowden*

4/8/2024 | 1:10 PM MDT

Buyer's Signature

*Yvette Bowden, Assistance County Administrator*

Date

Address: *N/A*  
*N/A*  
Phone No.: *N/A*  
Fax No.: *N/A*  
Email Address: *N/A*

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

Seller's Name: *Mental Health Center of Boulder County*

*Dixie Casford*

04/08/2024

Seller's Signature

*Dixie Casford*

CO-CEO

Date

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

904

905

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

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

**A. Broker Working with Buyer**

Broker  Does  Does Not acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 23, 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  Transaction-Broker in this transaction.

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

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

This Broker's Acknowledgements and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any compensation agreement between the brokerage firms must be entered into separately and apart from this provision.

Brokerage Firm's Name: *The Colorado Group, Inc.*  
Brokerage Firm's License #: *EC50840*  
Broker's Name: *B. Scot Smith / Wade Arnold*  
Broker's License #: *204641; 40023353*

DocuSigned by:  
*Wade Arnold*  
465FEC36A195403...

4/8/2024 | 12:05 PM MDT

Broker's Signature:

Date

Address: *3101 Iris Ave, Suite 240  
Boulder, CO 80301*  
Phone No.: *(303) 449-2131*  
Fax No.: *(303) 449-8250*  
Email Address: *bss@coloradogroup.com / warnold@coloradogroup.com*

**B. Broker Working with Seller**

Broker  Does  **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 23, 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**  **Transaction-Broker** in this transaction.

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

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

This Broker's Acknowledgements and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any compensation agreement between the brokerage firms must be entered into separately and apart from this provision.

Brokerage Firm's Name: *Gibbons-White*  
Brokerage Firm's License #: ~~N/A~~ EC.000049440  
Broker's Name: ~~N/A~~ Michael-Ryan McCarty  
Broker's License #: ~~N/A~~ FA.040029628

*Michael-Ryan McCarty* 04/08/2024  
\_\_\_\_\_  
Broker's Signature: Date

Address: *N/A*  
*N/A*  
Phone No.: *N/A*  
Fax No.: *N/A*  
Email Address: *N/A*

906