

Preference Properties LLC
COMMERCIAL REAL ESTATE
PURCHASE CONTRACT

Document updated:
February 2016



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RECEIPT

- 1. Offer Received From: ("Buyer") Cochise County Board of , Supervisors & or Assisgns
- 2. Agency Confirmation: Broker named on Line 18 is the agent of (check one):
- 3. the Buyer exclusively; or the Seller exclusively; or both the Buyer and Seller
- 4. Amount of Earnest Money: Five Thousand \$ 5,000.00
- 5. All earnest money shall be deposited into a federally insured account acceptable to Buyer and Seller and any interest earned thereon shall also be included as earnest money ("Earnest Money"). Buyer agrees that, if Buyer breaches this Contract, Earnest Money is subject to forfeiture. If any check for Earnest Money is dishonored for any reason, Seller may, at Seller's option, immediately cancel this Contract pursuant to lines 308-312. Unless otherwise provided herein, all Earnest Money is considered to be part of the Purchase Price for the Property described below.
- 10. Earnest Money shall be: (check one)
- 11. Delivered by Buyer to Escrow Company upon mutual execution of this Contract.
- 12. Held by Broker until mutual execution. Upon mutual execution, Broker shall promptly deposit the Earnest Money with the Escrow Company to which the check is payable. If the check is payable to Broker, Broker shall deposit the check in Broker's trust account or endorse the check without recourse and deposit it with a duly licensed Escrow Company.
- 15. Form of Earnest Money: Personal Check Other: Wire Transfer to Pioneer Title Company
- 16. Deposited with: Broker's Trust Account Escrow Company
- 17. Offer Received By: Debra A. DeRosa 0046 04/08/2016
(PRINT SALESPERSON'S NAME AND AGENT CODE) (SALEPERSON'S SIGNATURE) (MO/DAY/YR)
- 18. Preference Properties, LLC PPLLC (collectively "Broker")
(PRINT NAME OF FIRM) (OFFICE CODE)

PROPERTY AND PURCHASE PRICE

- 19. Property Description and Offer: Buyer agrees to purchase and Seller agrees to sell the following real property:
- 20. Property Address: 1728 Paseo San Luis
- 21. City: Sierra Vista County: Cochise AZ, Zip Code: 85635
- 22. Assessors Parcel # 107-78-008
- 23. Legal description: Pueblo Del Sol Unit #5 Lot 28
- 24. _____
- 25. _____
- 26. which includes, at no additional cost to Buyer, all fixtures and improvements thereon, as well as the following items, if any, owned by Seller and presently located on or in the real property: electrical distribution systems (power panels, ducting, conduits, disconnects), lighting fixtures, computer wiring, telephone distribution systems (lines, jacks and connections), heating, ventilation and air conditioning equipment, evaporative coolers, air lines, carpets, window coverings, wall coverings, security and fire detection systems/alarms, and
- 30. Fencing, security system(s), alarm systems.
- 31. _____
- 32. (collectively the "Property"). All fixtures and improvements shall be free of liens and encumbrances unless otherwise specified.
- 33. Leased Equipment NOT Included: N/A
- 34. Personal Property Included: N/A
- 35. Personal property shall be transferred in AS-IS CONDITION, FREE AND CLEAR OF ANY LIENS AND ENCUMBRANCES, and SELLER MAKES NO WARRANTY of any kind, expressed or implied (including, without limitation, ANY WARRANTY OF MERCHANTABILITY).
- 37. Addenda Incorporated: Schedule of personal property Lead-Based Paint Disclosure Other _____
- 38. \$ 750,000.00 Full Purchase Price, paid as outlined below. Buyer acknowledges that failure to have funds deposited as required to close escrow on the date specified herein shall constitute a material breach of Contract.
- 40. \$ 5,000.00 Earnest Money
- 41. \$.00 Additional Earnest Money
- 42. \$ 655,000.00 Contingent upon third party financing.
- 43. _____
- 44. _____

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[Signature]
SELLER SELLER

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BUYER BUYER



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45. Escrow: This Contract shall be used as escrow instructions. The Escrow Company employed by the parties to carry out the terms of
 46. this Contract shall be: Pioneer Title Agency Wendy I Sindelar
(ESCROW COMPANY) (CONTACT PERSON)
 47. 2151 S HWY 92, Sierra Vista, AZ 85635 (520) 459-4592
(ADDRESS) (TELEPHONE)
 48. (520) 459-4602 wendy.sindelar@ptaaz.com
(FAX) (E-MAIL)

49. Opening of Escrow: The term "Opening of Escrow" shall mean the date when a fully executed Contract and the Earnest Money
 50. have been delivered to Escrow Company. Escrow Company shall immediately notify Buyer, Seller and Broker(s) in writing of the
 51. date of the Opening of Escrow.

52. Close of Escrow: Seller and Buyer shall comply with all terms and conditions of this Contract and Close Escrow
 53. 30 June 2016

54. but in no event later than 07/29/2016. Any other closing date requires the written mutual agreement of Seller and Buyer.
MO/DAY/YR

55. Seller and Buyer hereby agree that the Close of Escrow shall be defined as recordation of the deed and any other documents
 56. required to complete the transaction. The parties expressly agree that the failure of any party to comply with the terms and
 57. conditions of this Contract by the scheduled Close of Escrow shall constitute a material breach of this Contract.

58. Possession and Keys: Possession and occupancy of the Property shall be delivered to Buyer at Close of Escrow,
 59. or _____, subject to the rights of tenants under existing leases. Seller shall provide keys and/or means to operate
 60. all locks, mailboxes, security system/alarms, access to all common area facilities and Exterior sheds.

DUE DILIGENCE AND INSPECTIONS

62. Due Diligence: Buyer's due diligence and inspection period shall be thirty (30) days or 45 days after Opening of Escrow
 63. ("Due Diligence Period"). During the Due Diligence Period, Buyer shall satisfy itself with respect to the physical condition of the
 64. Property, the condition of title to the Property and as to the feasibility and suitability of the Property for Buyer's intended purpose.
 65. REFER TO LINES 66-85 FOR IMPORTANT TERMS.

66. Buyer Disapproval: If prior to the expiration of the Due Diligence Period or as otherwise provided herein, Buyer, in Buyer's sole
 67. discretion, disapproves of the Property, Buyer shall:
 68. (a) immediately cancel this Contract pursuant to Lines 308-312 without further written consent of the parties, in which event all
 69. Earnest Money shall be returned to Buyer; or
 70. (b) deliver to the Seller written notice of the items disapproved and provide Seller an opportunity to correct the items.
 71. If Buyer elects option (b), Seller shall respond in writing within five (5) days or _____ days after delivery to Seller
 72. of Buyer's notice of items disapproved. If Seller is unwilling or unable to agree to correct any of the terms disapproved by
 73. Buyer, including making any repairs in a workmanlike manner, Buyer may either:
 74. (a) cancel this Contract within five (5) days after receipt of Seller's response or after expiration of the time period for
 75. Seller's response, whichever occurs first, in which case all Earnest Money shall be returned to Buyer; or
 76. (b) proceed with the transaction, in which case Seller is not obligated to correct those items Seller has not agreed to
 77. correct in writing.

78. If Buyer cancels this Contract, Buyer shall return all documents provided by the Seller and provide Seller with copies of all reports or
 79. studies generated by Buyer, provided, however, that Buyer shall not be required to deliver any such report or study if the written
 80. contract that Buyer entered into with the consultant who prepared such report or study specifically forbids the dissemination of the
 81. report or study to others.

82. BUYER'S FAILURE TO GIVE WRITTEN NOTICE OF CANCELLATION OF THIS CONTRACT OR DISAPPROVAL OF ITEMS
 83. WITHIN THE SPECIFIED TIME PERIODS SHALL CONCLUSIVELY BE DEEMED BUYER'S ELECTION TO PROCEED WITH
 84. THE TRANSACTION WITHOUT CORRECTION OF ANY DISAPPROVED ITEMS THAT SELLER HAS NOT AGREED IN
 85. WRITING TO CORRECT.

86. Inspections: During the Due Diligence Period, Buyer shall have the right, at Buyer's expense, to select an inspector(s), and to
 87. make economic, environmental and physical "inspections" (including tests, surveys, and other studies) of the Property, including but
 88. not limited to square footage, wood infestation, roof, designated flood hazard areas, structural, plumbing (such as galvanized or
 89. polybutylene pipes), sewer/septic, well, heating, air conditioning, electrical and mechanical systems, built-in appliances, soil,
 90. foundation, pool/spa and related equipment, cost of compliance with swimming pool regulations, possible environmental hazards
 91. (such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, methamphetamine, LSD, ecstasy,
 92. hazardous waste, other substances, materials or products, and/or location in a federal or state Superfund area), water damage,
 93. mold, conditions conducive to mold, geologic conditions, location of property lines, water/utility use restrictions and fees for services
 94. such as garbage, water/utility or fire protection, sign usage, zoning regulations, variances, use permits, and compliance with
 95. Americans with Disabilities Act. If the presence of sex offenders in the vicinity of the Property or the occurrence of a disease, natural
 96. death, suicide, homicide or other crime on or in the vicinity of the Property is a material matter to the Buyer, it must be investigated
 97. by the Buyer during the Due Diligence Period.

98. Square Footage: BUYER IS AWARE THAT ANY REFERENCE TO THE SQUARE FOOTAGE (OR NET ACREAGE) OF THE
 99. REAL PROPERTY (LAND) OR IMPROVEMENTS THEREON IS APPROXIMATE. IF SQUARE FOOTAGE (OR NET ACREAGE) IS
 100. A MATERIAL MATTER TO THE BUYER, IT MUST BE VERIFIED BY BUYER DURING THE DUE DILIGENCE PERIOD.

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 SELLER SELLER

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 BUYER BUYER



- 101. **Wood Infestation Inspection:** IF CURRENT OR PAST WOOD INFESTATION (SUCH AS TERMITES) IS A MATERIAL MATTER
- 102. TO THE BUYER, IT MUST BE INVESTIGATED DURING THE DUE DILIGENCE PERIOD. If the lender requires an updated Wood
- 103. Infestation Report, it shall be performed at Buyer's expense. If wood infestation is disclosed in any Wood Infestation Report,
- 104. REFER TO LINES 66-85 FOR IMPORTANT TERMS.
- 105. **Flood Hazard:** If the Property is situated in an area identified as having any special flood hazards by any governmental entity
- 106. including, but not limited to, being designated as a special flood hazard area by the Federal Emergency Management Agency
- 107. (FEMA), the Buyer's lender may require the purchase of flood hazard insurance at the Close of Escrow or some future date. Special
- 108. flood hazards may affect the ability to encumber or improve the Property now or at some future date. Flood hazard designation of
- 109. the Property or cost of flood hazard insurance shall be determined by Buyer during the Due Diligence Period.
- 110. **Survey:** A survey shall be performed is waived by the Buyer.
- 111. If a survey is to be performed, Buyer shall have the survey completed by a licensed surveyor in accordance with the Arizona State
- 112. Board of Technical Registration's "Arizona Land Boundary Survey Minimum Standards" and review the receipt of results of survey or
- 113. map during the Due Diligence Period.
- 114. Cost of the survey shall be paid by: Seller Buyer Other: N/A
- 115. Surveyor's instructions are: A boundary survey and survey plat showing the corners either verified or monumentation.
- 116. A survey certified by a licensed surveyor, acceptable to Buyer and the Title Company, in sufficient
- 117. detail for issuance of an American Land Title Association ("ALTA") Owner's Policy of Title Insurance
- 118. showing all boundary, encroachment or survey exceptions and all improvements, utility lines and
- 119. easements on the Property or within five (5) feet thereof.
- 120. Other survey terms: N/A
- 121. _____
- 122. **Buyer's Responsibility Regarding Inspections:** Buyer shall keep the Property free and clear of liens, shall indemnify and hold
- 123. Seller harmless from all liability, claims, demands, damages, and costs and shall repair all damages arising from the inspections.
- 124. **Final Walkthrough:** The Seller grants Buyer and any representative of Buyer reasonable access to conduct a final walkthrough of the
- 125. Property for the purpose of satisfying Buyer that any repairs agreed to by the Seller have been completed and, further, that the Property
- 126. is in substantially the same condition as on the date of the mutual execution of the Contract. Seller shall make the Property available for
- 127. the final walkthrough. If Buyer does not conduct such walkthrough, Buyer specifically releases Seller and Broker(s) of any liability.
- 128. **Seller's Responsibility Regarding Inspections and Final Walkthrough:** Seller shall make the Property available for all inspec-
- 129. tions during the Due Diligence Period and final walkthrough. Seller understands that the inspections and final walkthrough require
- 130. that all utilities be on and the Seller is responsible for providing same at Seller's expense.
- 131. **Sanitation and Waste Disposal Systems:** Buyer is aware and Seller warrants that the Property is on a:
- 132. sewer system septic system alternative system
- 133. **Seller's Obligations Regarding On-Site Wastewater Treatment Facility (conventional septic or alternative system)**
- 134. ("Facility"): If such a Facility has been installed on the Property, Seller shall deliver to Buyer copies of Facility permits and any
- 135. other Facility documents of record within five (5) days after Opening of Escrow. During Due Diligence Period, any Facility on the
- 136. Property shall be inspected as required by law at: Buyer's expense Seller's expense by an inspector recognized by the
- 137. applicable governmental authority. Seller shall deliver to Escrow Company, at Seller's expense, any certification and/or
- 138. documentation required. Escrow Company is instructed to file any transfer form(s) with applicable county authority. Buyer shall pay
- 139. any Facility transfer fees.
- 140. **Seller's Obligations Regarding Wells:** If any well is located on the Property, Seller shall deliver to Escrow Company, before Close
- 141. of Escrow, a copy of the Arizona Department of Water Resources ("ADWR") "Registration of Existing Wells." Escrow Company is
- 142. hereby instructed to send to the ADWR a "Change of Well Information" Seller does not warrant the gallons per minute as reflected on
- 143. the ADWR certification of registration. Buyer may verify gallons per minute during Due Diligence Period through a certified flow test.
- 144. **Changes During Escrow:** Seller shall immediately notify Buyer in writing: (i) of any changes in the disclosures made herein, in the Seller
- 145. Property Disclosure Statement, or otherwise; (ii) if Seller modifies any existing lease or other agreement affecting the Property; or (iii) if Seller
- 146. enters into any new leases, rental agreements, service contracts or other agreements affecting the Property. Buyer shall be allowed five (5) days
- 147. after receipt of such notice to provide written notice to Seller of any items disapproved. REFER TO LINES 66-85 FOR IMPORTANT TERMS.

DISCLOSURES

- 148. **Seller Property Disclosure Statement ("SPDS"):**
- 149. (a) Buyer has received, read, and approved the SPDS.
- 150. (b) Buyer waives review and approval of the SPDS. (**BUYER'S INITIALS REQUIRED TO WAIVE SPDS** _____ BUYER _____ BUYER)
- 151. (c) Seller shall deliver the SPDS to Buyer within five (5) days after Opening of Escrow.

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SELLER	SELLER

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BUYER	BUYER



- 152. **Additional Seller Disclosures and Information:** Seller shall provide to Buyer the following disclosures and information pertinent to the Property
- 153. in writing within five (5) days or _____ days after Opening of Escrow: (1) any information known to Seller that may adversely affect the
- 154. Buyer's use of the Property, (2) any known pending special assessments, association fees, claims, or litigation, (3) copies of covenants, conditions,
- 155. and restrictions, articles of incorporation; by-laws; other governing documents; and any other documents required by law, (4) financial statements,
- 156. copies of current rent rolls, lists of current deposits, personal property lists, copies of leases, rental agreements, service contracts, (5) a copy of the
- 157. most recent survey, if available, and (6) any and all other agreements, documents, studies, or reports relating to the Property in Seller's possession
- 158. or control provided, however, that Seller shall not be required to deliver any report or study if the written contract that Seller entered into with the
- 159. consultant who prepared such report or study specifically forbids the dissemination of the report to others. The Buyer shall provide written
- 160. notice to Seller prior to the expiration of the Due Diligence Period of any items disapproved. REFER TO LINES 66-85 FOR IMPORTANT TERMS.
- 161. Seller shall deliver all original documents and estoppel certificates executed by all tenants to Buyer at Close of Escrow.
- 162. **No Seller or Tenant Bankruptcy, Probate or Insolvency Proceedings.** Seller has no notice or knowledge that any tenant on the
- 163. Property is the subject of a bankruptcy, probate or insolvency proceeding. Further, Seller is not the subject of a bankruptcy,
- 164. insolvency or probate proceeding.
- 165. **Seller's Notice of Violations:** Seller represents that Seller has no knowledge of any notice of violations of City, County, State, or
- 166. Federal building, zoning, fire, or health laws, codes, statutes, ordinances, regulations, or rules filed or issued regarding the Property.
- 167. If Seller receives notice of violations of any of the aforementioned prior to Close of Escrow, Seller shall immediately notify Buyer
- 168. in writing. Buyer shall have five (5) days after receipt of such notice to provide written notice to Seller of any items disapproved.
- 169. REFER TO LINES 66-85 FOR IMPORTANT TERMS.

DISCLOSURES FOR PROPERTY USED FOR RESIDENTIAL PURPOSES

- 170. (If Property is not used for residential purposes, GO TO LINE 194.)
- 171. **Notice to Buyer of Swimming Pool Barrier Regulations (Initials Required):** The State of Arizona has swimming pool barrier regulations
- 172. that are outlined in the Arizona Department of Health Services Private Pool Safety Notice. The county or municipality in which the Property is
- 173. located may have different swimming pool barrier regulations than the state. During the Due Diligence Period, Buyer agrees to investigate all
- 174. applicable state, county, and municipal swimming pool barrier regulations and, unless disapproved prior to the expiration of the Due Diligence
- 175. Period, agrees to comply with and pay all costs of compliance with said regulations. BUYER'S INITIALS ACKNOWLEDGE 1) EXISTENCE OF
- 176. SWIMMING POOL BARRIER REGULATIONS and 2) If this Property contains a swimming pool, RECEIPT OF THE ARIZONA DEPARTMENT
- 177. OF HEALTH SERVICES APPROVED PRIVATE POOL SAFETY NOTICE AS REQUIRED BY A.R.S. §36-1681 (E).
- 178. **(BUYER'S INITIALS REQUIRED)** BT
BUYER BUYER
- 179. **Lead-Based Paint Disclosure (Initials Required):** If the Property was built prior to 1978, Seller shall: (1) notify the Buyer of any
- 180. known lead-based paint or lead-based paint hazards in or on the Property; (2) provide the Buyer with any lead-based paint risk
- 181. assessments or inspections of the Property in the Seller's possession; (3) provide the Buyer with the Disclosure of Information on
- 182. Lead-based Paint and Lead-Based Paint Hazards, and any reports, records, pamphlets, and/or other materials referenced therein,
- 183. including the pamphlet "Protect Your Family from Lead in Your Home" (collectively "Lead-Based Paint Information").
- 184. Lead-Based Paint Information was provided prior to Contract acceptance and Buyer acknowledges the opportunity to conduct
- 185. lead based paint risk assessments or inspections during Due Diligence Period.
- 186. Seller shall provide the Lead-Based Paint Information to Buyer within five (5) days after Opening of Escrow. Buyer may within ten
- 187. (10) days or _____ days after receipt of the Lead-Based Paint Information conduct or obtain a risk assessment or inspection
- 188. of the Property for the presence of lead-based paint or lead based-paint hazards ("Assessment Period"). Buyer may within five (5)
- 189. days after receipt of the Lead-Based Paint Information or five (5) days after expiration of the Assessment Period cancel this Contract
- 190. in Buyer's sole discretion by delivering written notice of cancellation to Seller Pursuant to Lines 308-312.
- 191. **Prior to 1978: If Property was constructed prior to 1978, BUYER'S INITIALS REQUIRED** DS
BT
BUYER BUYER
- 192. **1978 or Later: If Property was constructed in 1978 or later, BUYER'S INITIALS REQUIRED** BUYER BUYER
- 193. **IF THIS IS AN ALL CASH SALE, GO TO LINE 208.**

FINANCING

- 194. (If financing is to be other than new financing, see attached addendum.)
- 195. This sale is is not contingent upon Buyer obtaining a satisfactory financing commitment within Financing
- 196. Commitment Contingency Period. (If sale is not contingent on a financing commitment, go to line 209.)
- 197. **Financing Commitment Contingency Period:** If the sale is contingent upon Buyer obtaining a satisfactory financing commitment, Buyer
- 198. shall have thirty (30) days or 45 days after the Opening of Escrow ("Financing Commitment Contingency Period") to
- 199. obtain a financing commitment satisfactory to Buyer in Buyer's sole discretion, for a loan to purchase the Property or Buyer may cancel
- 200. this Contract pursuant to Lines 308-312 and receive a refund of the Earnest Money. **PRIOR TO THE EXPIRATION OF THE FINANCING**
- 201. **COMMITMENT CONTINGENCY PERIOD, BUYER SHALL DELIVER TO SELLER AND ESCROW COMPANY WRITTEN NOTICE**
- 202. **THAT BUYER HAS NOT RECEIVED SUCH SATISFACTORY FINANCING COMMITMENT OR BUYER SHALL BE DEEMED TO**
- 203. **HAVE WAIVED THE FINANCING COMMITMENT CONTINGENCY AND ANY RIGHT TO CANCEL DUE TO FINANCING.**
- 204. **Financing Application:** Within ten (10) days after the Opening of Escrow, Buyer shall submit a formal loan application to a lender
- 205. of Buyer's choice. Buyer and Seller shall promptly provide to such lender all materials and documents lender deems appropriate to
- 206. facilitate such lender's processing of such loan application. Buyer agrees to pay such fees as required by the lender and all other
- 207. financing costs. Buyer authorizes the lender to provide financing status updates to Broker(s).

 SELLER SELLER <Initials

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TITLE AND ESCROW

- 208. **Title and Vesting:** Taking title may have significant legal, estate planning and tax consequences. Buyer should obtain legal
- 209. and tax advice.
- 210. Buyer will take title as determined before Close of Escrow or Other: _____
- 211. **Title Commitment and Title Insurance:** Buyer shall be provided at Seller's expense a Standard Owner's Title Insurance Policy show-
- 212. ing the title vested in Buyer as provided in Line 210. Buyer may acquire extended coverage(s) at Buyer's own additional expense.
- 213. Escrow Company is hereby instructed to obtain and distribute to Buyer and Broker(s) a Commitment for Title Insurance in sufficient
- 214. detail for the issuance of an Extended Owner's Title Insurance Policy together with complete and legible copies of all documents that
- 215. will remain as exceptions to Buyer's policy of title insurance ("Title Commitment"), within fifteen (15) days after Opening of Escrow.
- 216. Buyer shall have until the expiration of the Due Diligence Period to provide written notice to Seller of any items disapproved. Buyer shall
- 217. have five (5) days after receipt of any amendments to Title Commitment or notice of any subsequent exceptions to provide Seller
- 218. written notice of any amendment or exceptions disapproved. REFER TO LINES 66-85 FOR IMPORTANT TERMS.
- 219. Seller shall convey title by special warranty deed or _____ deed.
- 220. **Additional Instructions:** (a) If the Escrow Company is also acting as the title agency but is not the title insurer issuing the title
- 221. insurance policy, the Buyer and Seller hereby instruct the Escrow Company to deliver to the Buyer and Seller upon Opening of
- 222. Escrow a closing protection letter from the title insurer indemnifying the Buyer and Seller for any losses due to fraudulent acts or
- 223. breach of escrow instructions by the Escrow Company. (b) All documents necessary to close this transaction shall be executed
- 224. promptly by Seller and Buyer in the standard form used by Escrow Company. Escrow Company is hereby instructed to modify such
- 225. documents to the extent necessary to be consistent with this Contract. (c) All closing and escrow costs, unless otherwise stated
- 226. herein, shall be allocated equally between Seller and Buyer in accordance with local custom and applicable laws and regulations. (d)
- 227. Escrow Company is hereby instructed to send to Broker(s) copies of all notices and communications directed to or from Seller or
- 228. Buyer. Escrow Company shall provide Broker(s) with access to escrowed materials and information regarding the escrow.
- 229. **Prorations, Expenses and Adjustments:**
- 230. **Taxes:** Real property taxes payable by the Seller shall be prorated through Close of Escrow, based upon the latest tax bill available.
- 231. The parties agree that any discrepancy between the latest tax bill available and the actual tax bill when received shall be handled as
- 232. a Post Closing Matter and Buyer or Seller may be responsible for additional tax payments to each other.
- 233. **Insurance:** If Buyer takes an assignment of the existing casualty and/or liability insurance that is maintained by Seller, the current
- 234. premium shall be prorated through Close of Escrow.
- 235. **Rents, Interest and Expenses:** Rents; interest on existing notes, if transferred; utilities; and operating expenses shall be prorated
- 236. through Close of Escrow. The Parties agree to adjust any rents received after Close of Escrow as a Post Closing Matter.
- 237. **Deposits:** All deposits held by Seller pursuant to rent/lease agreement(s) shall be credited against the cash required of Buyer at
- 238. Close of Escrow or paid to Buyer by Seller at Close of Escrow.
- 239. **Post Closing Matters:** The parties shall promptly adjust any item to be prorated that is not determined or determinable at Close of
- 240. Escrow as a Post Closing Matter by appropriate cash payment to the other party outside of the escrow when the amount due is
- 241. determined. Seller and Buyer agree that Escrow Company and Broker(s) are relieved of any responsibilities for said adjustments.
- 242. **Insurance:** Buyer shall insure that any fire, casualty, or other insurance desired by Buyer, or required by any Lender, is in place at
- 243. Close of Escrow. Buyer specifically releases Broker(s) from any obligations relating to such insurance.
- 244. **Assessments:** The amount of any assessment that is a lien as of the Close of Escrow, shall be:
- 245. paid in full by Seller prorated and assumed by Buyer paid in full by Buyer.
- 246. Any assessment that becomes a lien after Close of Escrow is the Buyer's responsibility.
- 247. **IRS and FIRPTA Reporting:** Seller agrees to comply with IRS reporting requirements. If applicable, Seller agrees to complete, sign,
- 248. and deliver to Escrow Company a certificate indicating whether Seller is a foreign person or a non-resident alien pursuant to the
- 249. Foreign Investment in Real Property Tax Act (FIRPTA). Buyer acknowledges that if the Seller is a foreign person, the Buyer (or
- 250. Escrow Company, as directed by Buyer) must withhold a tax of up to 15% of the purchase price, unless an exemption applies.
- 251. **RESPA:** The Real Estate Settlement Procedures Act (RESPA) requires that no Seller of property that will be purchased with the
- 252. assistance of a federally-related mortgage financing shall require, directly or indirectly, as a condition of selling the property, that title
- 253. insurance covering the property be purchased by the Buyer from any particular title company.
- 254. **TAX DEFERRED EXCHANGE:** Seller and Buyer are advised to consult a professional tax advisor regarding the advisability of a
- 255. tax-deferred exchange pursuant to I.R.C. §1031 or otherwise. Seller and Buyer agree to cooperate in a tax deferred exchange pro-
- 256. vided that Close of Escrow is not delayed. All additional costs in connection with any such tax deferred exchange shall be borne by
- 257. the party requesting the exchange. The non-requesting party and Broker(s) shall be indemnified and held harmless from any liability
- 258. that may arise from participation in the tax deferred exchange.

WARRANTIES

- 259. **Seller Warranties:** Seller warrants and shall maintain and/or repair the Property so that, at the earlier of possession of the Property
- 260. or Close of Escrow, all heating, cooling, mechanical, plumbing, and electrical systems (including swimming pool and/or spa, motors,
- 261. filter systems, cleaning systems, and heater, if any), and built-in appliances will be in working condition or as otherwise agreed in
- 262. this Contract. Seller also warrants that, at the earlier of possession of the Property or Close of Escrow, the Property shall be in
- 263. substantially the same condition as on the date of the mutual execution of the Contract.
- 264. **Buyer Warranties:** Buyer warrants that Buyer has disclosed to Seller any information that may materially and adversely affect the Buyer's
- 265. ability to close escrow or complete the obligations of this Contract. At the earlier of the removal of all contingencies, possession of the
- 266. Property or Close of Escrow, (a) Buyer warrants to Seller that Buyer has conducted all desired independent investigations and accepts the
- 267. Property and (b) Buyer acknowledges that there will be no Seller warranty of any kind, except as stated in Lines 259-263. >>

SELLER	
SELLER	SELLER

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BUYER	
BUYER	BUYER



268. **Warranties that Survive Closing:** Prior to the Close of Escrow, Seller warrants that payment in full will have been made for all
 269. rental and/or privilege taxes, labor, professional services, materials, machinery, fixtures, or tools furnished within the 150 days
 270. immediately preceding the Close of Escrow in connection with the construction, alteration, or repair of any structure on or
 271. improvement made to the Property. Seller warrants that the information on Lines 131-139 regarding connection to a public sewer
 272. system, septic tank or other sanitation system is correct to Seller's knowledge. Seller warrants that Seller has disclosed to Buyer
 273. and Broker(s) all material latent defects and any information concerning the Property known to Seller, which materially and
 274. adversely affect the consideration to be paid by Buyer.

REMEDIES

275. **Remedies:** The parties agree to the remedies for breach of Contract indicated below.

276. *If Buyer is in breach: (check one)*

- 277. All Rights and Remedies: Seller may cancel this Contract pursuant to Lines 308-312 and/or proceed upon any claim or remedy that the Seller may have in law or equity.
- 278.
- 279. Liquidated Damages: The parties agree that it would be impracticable or extremely difficult to fix the actual damages that Seller would suffer if Buyer fails to perform Buyer's obligations pursuant to this Contract. Therefore, if Buyer breaches this Contract, Seller shall be entitled to the Earnest Money as Seller's sole remedy and Buyer shall be released from any further liability to Seller. In such event, this Contract shall be cancelled and Seller shall pay any Escrow Company cancellation fees.

(INITIALS REQUIRED)

SELLER SELLER BUYER BUYER

284. *If Seller is in breach:*

- 285. All Rights and Remedies: Buyer may cancel this Contract pursuant to Lines 308-312, shall be entitled to the return of the
- 286. Earnest Money and/or proceed upon any claim or remedy that the Buyer may have in law or equity.

287. **Mediation:** Buyer and Seller agree to mediate any dispute or claim arising out of or relating to this Contract, any alleged breach of
 288. this Contract, or services provided in relation to this Contract, claims for Earnest Money or representations made by the Buyer or
 289. Seller in connection with the sale, purchase, financing, condition, or other aspect of the Property to which this Contract pertains,
 290. including, without limitation, allegations of concealment, misrepresentation, negligence and/or fraud before resorting to court action.
 291. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and
 292. confidentially. Mediators cannot impose binding decisions. The parties must agree and sign an agreement before any settlement
 293. reached at the mediation is binding. Mediation shall take place in the State of Arizona. All mediation costs shall be paid equally by
 294. the parties to the Contract.

295. **Exclusions from Mediation:** The following matters are excluded from mediation hereunder: (a) any action brought in the Small
 296. Claims Division of an Arizona Justice Court (up to \$3,500), so long as the matter is not thereafter transferred or removed from the
 297. Small Claims Division; (b) judicial or nonjudicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or
 298. agreement for sale; (c) an unlawful entry or detainer action; (d) the filing or enforcement of a mechanic's lien; or (e) any matter that
 299. is within the jurisdiction of a probate or bankruptcy court. The filing of a judicial action to enable the recording of a notice of pending
 300. action, or order of attachment, receivership, injunction, or other provisional remedies shall not constitute a waiver of the obligation to
 301. mediate under this provision, nor shall it constitute a breach of the duty to mediate.

302. **Attorneys Fees and Costs:** If Buyer or Seller files suit against the other to enforce any provision of this Contract or for damages
 303. sustained by reason of its breach, all parties prevailing in such action, on trial and appeal, shall receive their reasonable attorney's
 304. fees and costs as awarded by the court. In addition, both Seller and Buyer agree to indemnify and hold harmless all Brokers against
 305. all costs and expenses that any Broker may incur or sustain in connection with any lawsuit arising from this Contract and will pay the
 306. same on demand unless the court grants judgment in such action against the party to be indemnified. Costs shall include, without
 307. limitation, reasonable attorney's fees, expert witness fees, fees paid to investigators, and court costs.

308. **Cancellation:** Any party who wishes to cancel this Contract as provided herein or because of any material breach by another party,
 309. and who is not in material breach except as occasioned by a material breach by the other party, may cancel this Contract by
 310. delivering written notice of cancellation to either the breaching party or to the Escrow Company stating the basis for cancellation or
 311. nature of the breach. Cancellation shall become effective immediately upon delivery of the written notice of cancellation to either the
 312. breaching party or Escrow Company.

313. **Release of Earnest Money:** In the event of a dispute between Buyer and Seller regarding Earnest Money deposited with Escrow
 314. Company, Buyer and Seller authorize Escrow Company to release Earnest Money pursuant to the terms and conditions of this
 315. Contract. Buyer and Seller specifically authorize Escrow Company to act in its sole and absolute discretion in the release of Earnest
 316. Money. Buyer and Seller agree to hold harmless and indemnify Escrow Company against any claim, action or lawsuit of any kind,
 317. and from any loss, judgment, or expense, including costs and reasonable attorneys' fees, arising from or relating in any way to the
 318. release of Earnest Money.

319. **Recommendations:** If any Broker recommends a builder, contractor, inspector, vendor or any other person or entity to Seller or Buyer
 320. for any purpose, such recommendation shall be independently investigated and evaluated by Seller or Buyer, who hereby acknowledge
 321. that any decision to enter into any contractual arrangements with any such person or entity recommended by any Broker will be based
 322. solely upon such independent investigation and evaluation. Seller and Buyer understand that said contractual arrangement may result
 323. in a commission or fee to Broker, which shall be disclosed in writing to the Seller and Buyer as required by law.

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SELLER SELLER <Initials> Initials> BUYER BUYER

DS
 BH



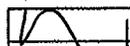
ADDITIONAL TERMS

324. Buyer and Seller understand this is an "AS-IS Sale". Buyer is encouraged to have any/all
 325. inspections and may cancel the contract at any time during the 45 day Due Diligence period.
 326. During the due diligence period buyer shall satisfy itself, in its sole discretion, with respect to
 327. the physical condition of the property to include the mold remediation and as to the feasibility
 328. and suitability of the property for buyer's intended purpose.
 329. Offer is contingent upon confirmation of third party financing.
 330. Re lines 110 through 121 are not applicable. Seller to provide city/county plat map.
 331. Re lines 148 through 151 Seller has provided an SPDS to the property and buyer will review the
 332. document.
 333. _____
 334. _____
 335. _____
 336. _____
 337. _____
 338. _____
 339. _____
 340. _____
 341. _____
 342. _____
 343. _____
 344. _____
 345. _____
 346. _____
 347. _____
 348. _____

349. **Risk of Loss:** If there is any loss or damage to the Property between the date of mutual execution of this Contract and the Close of
 350. Escrow or possession of the Property, whichever is earlier, by reason of fire, vandalism, flood, earthquake or act of God, the risk of
 351. loss shall be borne by the Seller, provided, however, that if the cost of repairing such loss or damage would exceed ten percent
 352. (10%) of the purchase price, either Seller or Buyer may elect to cancel the Contract by written notice pursuant to lines 308-312.
 353. **Permission:** Buyer and Seller grant Broker(s) permission to advise the public of the existence of this Contract.
 354. **Arizona Law:** This Contract shall be governed by Arizona law and jurisdiction is exclusively conferred on the State of Arizona.
 355. **Time is of the essence:** The parties acknowledge that time is of the essence in performance of the obligations described herein.
 356. **Broker's Fee:** Buyer and Seller each represent and warrant to the other that he/she/it has had no dealings with any person, firm,
 357. broker or finder in connection with the negotiation of this Contract and/or the consummation of the purchase and sale contemplated
 358. herein, other than the Broker(s) named herein, and no Broker or other person, firm or entity, other than said Broker(s) is/are entitled
 359. to any commission or finder's fee in connection with this transaction as the result of any dealings or acts of either Buyer or Seller.
 360. Buyer and Seller do each hereby agree to indemnify, defend, protect and hold the other harmless from and against any costs,
 361. expenses or liability for compensation, commission or charges that may be claimed by any broker, finder or other similar party, other
 362. than said named Broker(s) by reason of any dealings or act of the indemnifying party.
 363. **Compensation:** Seller and Buyer acknowledge that Broker(s) shall be compensated for services rendered as previously agreed by
 364. separate written agreement(s). Any separate written agreement(s) shall be delivered to Escrow Company for payment at Close of
 365. Escrow, if not previously paid, and shall constitute an irrevocable assignment of Seller's proceeds at Close of Escrow and/or
 366. payment shall be collected from Buyer as a condition to Close, as applicable. If any Broker hires an attorney to enforce the collection
 367. of the brokerage fee payable pursuant to this Contract and is successful in collecting some or all of such brokerage fee, the
 368. party(ies) responsible for paying such brokerage fee agree(s) to pay such Broker's costs including, but not limited to: reasonable
 369. attorneys' fees, expert witness fees, fees paid to investigators, and court costs. **COMMISSIONS PAYABLE FOR THE SALE,**
 370. **LEASING, OR MANAGEMENT OF PROPERTY ARE NOT SET BY ANY BOARD OR ASSOCIATION OF REALTORS® OR**
 371. **MULTIPLE LISTING SERVICE, OR IN ANY MANNER OTHER THAN BETWEEN THE BROKER AND CLIENT. THE SELLER**
 372. **AND THE BUYER ACKNOWLEDGE THAT THE BROKER(S) REFERENCED HEREIN ARE THIRD-PARTY BENEFICIARIES OF**
 373. **THIS CONTRACT.**

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SELLER	SELLER

<Initials

Initials>

DS	
	
BUYER	BUYER



ACCEPTANCE

422. Agency Confirmation: The following agency relationship(s) is hereby confirmed for this transaction:

423. Listing Broker: Melissa Clayton Haymore Real Estate Company (520) 266-1068
(PRINT SALESPERSON'S NAME AND AGENCY CODE) 0003 (PRINT FIRM NAME AND OFFICE CODE) HRE (TELEPHONE)

424. Is the agent of (check one): [X] the Seller exclusively; or [] both the Buyer and Seller

425. Seller Receipt of Copy: The undersigned acknowledge receipt of a copy hereof and grant permission to Broker named on 426. Lines 17-18 to deliver a copy to Buyer.

427. [X] Counter Offer is attached, and is incorporated herein by reference. Seller must sign both the Contract and the 428. [X] Counter Offer. If there is a conflict between this Contract and the Counter Offer, the provisions of the Counter Offer 429. shall be controlling.

430. The undersigned agree to sell the Property on the terms and conditions herein stated.

431. West Sierra Vista AZ
^ SELLER'S SIGNATURE MO/DAYR ^ SELLER'S SIGNATURE MO/DAYR

432. West Sierra Vista AZ
SELLER'S NAME PRINTED SELLER'S NAME PRINTED

433. By: [Signature] Its: Authorized Rep

434. Its: Authorized Rep

435. ADDRESS ADDRESS

436. CITY, STATE, ZIP CODE CITY, STATE, ZIP CODE

437. Broker: Haymore Real Estate Company (COMPANY NAME) Melissa Clayton (LICENSEE)

438. 500 E Fry Blvd Sierra Vista, AZ 85635 (520) 266-1068 (520) 458-2580 azlandforyou@gmail.com
(ADDRESS) (TELEPHONE) (FAX) (E-MAIL)

ACCEPTANCE BY ESCROW COMPANY

439. Date of Opening of Escrow: _____

440. The provisions of this Contract are hereby acknowledged and agreed to.

441. Escrow Company: Pioneer Title Agency

442. By: Wendy L. Sindelar

443. Its: _____

For Broker Use Only: Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____ MO/DAYR

SELLER SELLER <Initials

BUYER BUYER Initials>



Addendum to Commercial Real Estate Contract

Notwithstanding anything that may be construed to the contrary in the Commercial Real Estate Contract (the "Agreement") dated of even date herewith to which this Addendum is attached and incorporated therein by reference, Buyer (as defined in the Agreement) and Seller (as defined in the Agreement) hereby acknowledge and agree as follows:

1. No Recourse or Seller Warranties or Representations. THE SALE OF THE PROPERTY TO BUYER UNDER THE AGREEMENT SHALL BE WITHOUT RECOURSE, AND WITHOUT REPRESENTATION OR WARRANTY OF ANY NATURE BY SELLER OR ANY REPRESENTATIVE OF SELLER, AND BUYER ACKNOWLEDGES AND AGREES THAT NEITHER SELLER NOR ANY REPRESENTATIVE OF SELLER HAS MADE, OR DOES MAKE, AND SPECIFICALLY DISCLAIMS, AND BUYER IS NOT RELYING ON SELLER WITH RESPECT TO, ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (A) THE PROPERTY, (B) THE MARKETABILITY, VALUE, QUALITY OR CONDITION OF THE PROPERTY; (C) THE STATE OF TITLE, PRIORITY OF LIENS, ZONING, TAX CONSEQUENCES, PHYSICAL CONDITION, UTILITY CAPACITY OR COMMITMENT FOR UTILITY CAPACITY, OPERATING HISTORY OR PROJECTIONS, VALUATIONS, GOVERNMENTAL APPROVALS OR GOVERNMENTAL REGULATIONS, COMPLIANCE WITH SPECIFICATIONS, LOCATION, EXISTENCE OF OR COMPLIANCE BY THE PROPERTY WITH ANY FRANCHISE, MANAGEMENT OR OPERATING AGREEMENT, ANY LIQUOR, USE OR OCCUPANCY PERMIT OR LICENSE; (D) THE DESIGN, USE, QUALITY, DESCRIPTION, DURABILITY, OR QUALITY OF MATERIAL OR WORKMANSHIP WITH RESPECT TO OR PERTAINING IN ANY MANNER TO THE PROPERTY AND ALL IMPROVEMENTS LOCATED ON ANY OF THE PROPERTY; (E) THE COMPLIANCE BY SELLER OR ANY PREDECESSOR TO SELLER WITH ANY AND ALL APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND ALL RULES, REGULATIONS, OR ORDINANCES PROMULGATED PURSUANT THERETO, PERTAINING TO OR IN ANY MANNER RELATED TO THE PROPERTY AND ANY STRUCTURES AND IMPROVEMENTS LOCATED ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT OF 1990 (AS SET FORTH IN CHAPTER 126 OF TITLE 42 OF THE UNITED STATES CODE) AND ALL REGULATIONS PROMULGATED THEREUNDER; (F) THE ACCURACY OR COMPLETENESS OF ANY INFORMATION, DATA, STATEMENTS, AMOUNTS OR SOURCES OF INFORMATION PROVIDED TO BUYER; AND (F) ANY OTHER MATTERS PERTAINING TO THE PROPERTY. **IN ADDITION, SELLER EXPRESSLY DISCLAIMS ANY EXPRESS OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITING THE FOREGOING, SELLER DOES NOT MAKE NOR HAS MADE ANY REPRESENTATION OR WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ANY HAZARDOUS**

SUBSTANCES ON, UNDER OR ABOUT THE PROPERTY OR THE COMPLIANCE OR NONCOMPLIANCE OF THE PROPERTY WITH ANY LEGAL REQUIREMENT REGARDING HAZARDOUS SUBSTANCES, INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, THE SUPERFUND AMENDMENT AND REAUTHORIZATION ACT, THE RESOURCE CONSERVATION RECOVERY ACT, THE FEDERAL WATER POLLUTION CONTROL ACT, THE FEDERAL ENVIRONMENTAL PESTICIDES ACT, THE CLEAN WATER ACT, THE CLEAN AIR ACT, ANY SO CALLED FEDERAL, STATE OR LOCAL "SUPERFUND" OR "SUPERLIEN" STATUTE, OR ANY OTHER STATUTE, LAW, ORDINANCE, CODE, RULE, REGULATION, ORDER OR DECREE REGULATING, RELATING TO OR IMPOSING LIABILITY (INCLUDING STRICT LIABILITY) OR STANDARDS OF CONDUCT CONCERNING ANY HAZARDOUS SUBSTANCES (COLLECTIVELY, THE "HAZARDOUS SUBSTANCE LAWS").

BUYER FURTHER ACKNOWLEDGES AND AGREES THAT BUYER HAS BEEN GIVEN OR SHALL HAVE THE OPPORTUNITY TO INSPECT THE PROPERTY AND OBTAIN ALL OTHER INFORMATION AND DOCUMENTATION AS BUYER DEEMS APPROPRIATE DURING THE FEASIBILITY PERIOD PROVIDED FOR IN THE AGREEMENT AND, THEREFORE, BUYER WILL BE PURCHASING THE PROPERTY PURSUANT TO ITS INDEPENDENT EXAMINATION, STUDY, INSPECTION AND KNOWLEDGE OF THE PROPERTY, AND BUYER IS RELYING UPON ITS OWN DETERMINATION OF THE QUALITY, ENFORCEABILITY, TITLE VALUE AND CONDITION OF THE PROPERTY, AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY SELLER OR ANY REPRESENTATIVE OF SELLER. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OR WILL BE OBTAINED FROM A VARIETY OF SOURCES AND THAT SELLER HAS NOT MADE NOR WILL BE OBLIGATED TO MAKE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND SELLER MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT SELLER HAS NOT UNDERTAKEN TO CORRECT ANY MISINFORMATION OR OMISSIONS OF INFORMATION WHICH MIGHT BE NECESSARY TO MAKE ANY INFORMATION DISCLOSED TO BUYER NOT MISLEADING IN ANY RESPECT. BUYER AGREES CLOSING UNDER THIS AGREEMENT SHALL CONSTITUTE AN ACKNOWLEDGMENT THAT THE PROPERTY WAS PURCHASED, AND WILL BE ACCEPTED AT CLOSING, WITHOUT REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED AND OTHERWISE IN AN "AS IS", "WHERE IS", AND "WITH ALL FAULTS" CONDITION BASED SOLELY ON BUYER'S OWN INSPECTION, AND WITHOUT LIABILITY BY OR RECOURSE TO SELLER.

2. Seller's maximum liability under this Agreement and all matters arising out of, connected with or related to this Agreement shall not exceed \$5,000 in the aggregate and specific performance



shall not be a remedy permitted to Buyer under the Agreement and Buyer hereby waives the right of specific performance under the Agreement.

3. Buyer may not assign the agreement without the prior written consent of Seller except to an entity wholly owned or controlled by Buyer.
4. Buyer may not do any invasive testing at the Property without the prior written consent of Seller, which consent shall be given or withheld in the sole and absolute discretion of Seller.
5. Seller shall not be obligated to fix, cure or remove any matters on title to which Buyer objects.
6. All notices to Seller under the Agreement shall sent to Seller at the following address:

WEST Sierra Vista AZ, LLC
c/o Westport Capital Partners, LLC,
40 Danbury Road, Wilton CT 06897
Attn: Marc Porosoff
Fax: 203-429-8599
Email: mporosoff@westportcp.com

- a. With copies to:

WEST Sierra Vista AZ, LLC
c/o Westport Capital Partners, LLC,
2121 Rosecrans Ave, Suite 4325, El Segundo CA 90245
Attn: Peter Aronson
Fax: 310-643-7379
Email: paronson@westportcp.com

AND

Urban Investment Research Corporation
15700 W 103rd St, Lamont Illinois 60439
Attn: David Peluso
Fax: 1-773-650-1576
Email: dave@uirc.com

7. This Addendum shall form an integral part of the Agreement. In the event of any conflict between the terms of this Addendum and the Agreement, the Addendum shall control.

Dated: April __, 2016.

Buyer:

COCHISE COUNTY BOARD OF SUPERVISORS

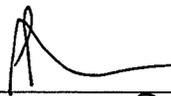
By: _____

Name: _____

Title: _____

Seller:

WEST Sierra Vista AZ, LLC

By:  _____

Name: Pete Aranson

Title: Authorized Signatory

By:  _____

Name: Sean Armstrong

Title: Authorized Signatory

are removed and deleted

Haymore Real Estate

COUNTER OFFER 1

Document updated:
February 2011



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. This is a Counter Offer originated by the: Seller Buyer Landlord Tenant.
2. This is a Counter Offer to the Offer Counter Offer dated 04/08/2016 between the following Parties:
MO/DAY/YR
3. Seller/Landlord: West Sierra Vista Az LLC
4. Buyer/Tenant: Cochise County Board, of Supervisors
5. Premises Address: 1728 Paseo San Luis, Sierra Vista, Az 85635
6. Acceptance of the above Offer and/or Counter Offer is contingent upon agreement to the following:
7. Close of escrow date to be on or before 07/05/2016.
8. The legal description is corrected to read: Lot 28, PUEBLO DEL SOL UNIT NO.6, according
9. to Book 10 of Maps, page 9, records of Cochise County, Arizona; EXCEPT All oil, gas, and
10. other minerals, salt water, brines, geo thermal resources and freshwater, as reserved
11. in instrument recorded at Documnet No. 8712-31763 records of Cochise County, Arizona.
12. Lines 152 thru 161 to be removed. The seller has very limited information about this
13. property. Seller has not seen this property. Any disclosures available by the seller
14. have already been provided to the buyers.
15. The seller will provide a set of blue prints/site plan in lieu of the plat map.
16. Lines 304-306, 353, 365-373, and the words "hold harmless and indemnify" are removed and
17. deleted from line 398. Lines 259-263 and lines 268-274 to be removed and be replaced
18. with: "Seller shall manage the property during the term of this agreement in the same
19. manner it previously managed the property." "If, during the period between the end of
20. the 45 day inspection period and closing, substantial damage occurs at the Property
21. which Seller elects not to repair, Buyer may terminate this Agreement and receive a
22. return of its deposit."
23. Sellers standard purchase contract addendum is attached and incorporated herein by this
24. reference.
25. **Time for acceptance:** Unless acceptance of this Counter Offer is signed by all parties and a signed copy delivered pursuant
26. to Section 8m of the Contract and received by the originating party's Broker named in Contract Section 8r or 9a as applicable
27. by 04/13/2016 at 3:00 a.m. p.m., Mountain Standard Time, this Counter Offer shall be considered withdrawn.
28. Except as otherwise provided in this Counter Offer, the Parties accept and agree to all terms and conditions of the above offer /
29. counter offer. Until this Counter Offer has been accepted in the manner described above, the Parties understand that the Premises
30. can be sold or leased to someone else or either Party may withdraw the offer to buy, sell, or lease the Premises. The undersigned
31. acknowledges receipt of a copy hereof.
32. [Signature] Date: _____ Time: _____
33. Seller Buyer Landlord Tenant
34. [Signature] Date: 4/11/16 Time: _____
35. Seller Buyer Landlord Tenant

RESPONSE

37. An additional Counter Offer is attached, and is incorporated by reference. If there is a conflict between this Counter Offer and the
38. additional counter offer, the provisions of the additional counter offer shall be controlling.
39. _____ Date: _____ Time: _____
40. Seller Buyer Landlord Tenant
41. _____ Date: _____ Time: _____
42. Seller Buyer Landlord Tenant

ACCEPTANCE

44. The undersigned agrees to the terms and conditions of this Counter Offer and acknowledges receipt of a copy hereof.
45. _____ Date: _____ Time: _____
46. Seller Buyer Landlord Tenant
47. _____ Date: _____ Time: _____
48. Seller Buyer Landlord Tenant

For Broker Use Only:

Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
MO/DAY/YR

(Added February 2012)

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