



State Documentary Fee  
Date: October 30, 2014  
\$ 530.00

**Warranty Deed**  
(Pursuant to 38-30-113 C.R.S.)

**THIS DEED, made on October 30, 2014 by 5 GCP, INC., A COLORADO CORPORATION Grantor(s), of the County of \_\_\_\_\_ and State of CALIFORNIA for the consideration of (\$5,300,000.00) \*\*\* Five Million Three Hundred Thousand and 00/100 \*\*\* dollars in hand paid, hereby sells and conveys to NORTHESTAR CORPORATION, A BRITISH VIRGIN ISLANDS CORPORATION Grantee(s), whose street address is 825 FOREST ROAD #5 AKA UNIT 5, GORE CREEK PLACE VAIL, CO 81657, County of EAGLE, and State of COLORADO, the following real property in the County of Eagle, and State of Colorado, to wit:**

**SEE ATTACHED "EXHIBIT A"**

also known by street and number as: **825 FOREST ROAD #5 AKA UNIT 5, GORE CREEK PLACE VAIL CO 81657**

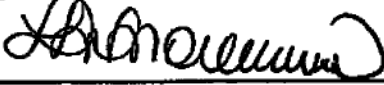
with all its appurtenances and warrants the title to the same, subject to **GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2014 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN.**

5 GCP, INC., A COLORADO CORPORATION

  
\_\_\_\_\_  
ROBERT E. DADY, VICE PRESIDENT

State of Florida )  
County of Miami-Dade ) ss.

The foregoing instrument was acknowledged before me on this day of **October 30, 2014** by **ROBERT E. DADY AS VICE PRESIDENT OF 5 GCP, INC., A COLORADO CORPORATION**

  
\_\_\_\_\_  
Notary Public  
My commission expires 11/12/16



When Recorded Return to: **NORTHESTAR CORPORATION, A BRITISH VIRGIN ISLANDS CORPORATION  
825 FOREST ROAD #5 AKA UNIT 5, GORE CREEK PLACE VAIL, CO 81657**

**EXHIBIT A**

**UNIT 5, GORE CREEK PLACE, ACCORDING TO THE CONDOMINIUM PLAT FOR GORE CREEK PLACE - PHASE II RECORDED DECEMBER 22, 2006, RECEPTION NO. 200635130, A SUPPLEMENT TO THE CONDOMINIUM PLAT FOR GORE CREEK PLACE - PHASE I RECORDED JULY 5, 2006, RECEPTION NO. 200617776, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR GORE CREEK PLACE RECORDED JULY 5, 2006, RECEPTION NO. 200617775, AND THE SUPPLEMENTAL CONDOMINIUM DECLARATION FOR GORE CREEK PLACE RECORDED DECEMBER 22, 2006, AT RECEPTION NO. 200635129, COUNTY OF EAGLE, STATE OF COLORADO.**

## EXHIBIT B

Property Address: 825 FOREST ROAD #5 AKA UNIT 5, GORE CREEK PLACE VAIL CO 81657

**RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 24, 1904, IN BOOK 48 AT PAGE 503 AND IN UNITED STATES PATENT RECORDED SEPTEMBER 4, 1923 IN BOOK 93 AT PAGE 98.**

**RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 24, 1904, IN BOOK 48 AT PAGE 503, SEPTEMBER 4, 1923 IN BOOK 93 AT PAGE 98 AND JULY 13, 1939 IN BOOK 123 AT PAGE 617.**

**EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF WEST DAY SUBDIVISION RECORDED MARCH 10, 2005 RECEPTION NO. 908760.**

**TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED OCTOBER 01, 2004 AT RECEPTION NO. 893080.**

**TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED NOVEMBER 04, 2004 AT RECEPTION NO. 896693.**

**TERMS, CONDITIONS AND PROVISIONS OF GORE CREEK PLACE DEVELOPMENT AGREEMENT RECORDED MARCH 10, 2005 AT RECEPTION NO. 908751.**

**TERMS, CONDITIONS AND PROVISIONS OF GORE CREEK PROTECTIVE COVENANTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED MARCH 10, 2005 AT RECEPTION NO. 908753.**

**TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT - BIKE PATH RECORDED MARCH 10, 2005 AT RECEPTION NO. 908759.**

**TERMS, CONDITIONS AND PROVISIONS OF COOPERATIVE AND EASEMENT AGREEMENT RECORDED JUNE 24, 2005 AT RECEPTION NO. 920513.**

**TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT REGARDING DENSITY ALLOCATION RECORDED JUNE 24, 2005 AT RECEPTION NO. 920515 AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 16, 2009 UNDER RECEPTION NO. 200920432.**

**TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT PERMITTING ENCROACHMENT RECORDED JULY 20, 2005 AT RECEPTION NO. 923304.**

**TERMS, CONDITIONS AND PROVISIONS OF TUNNEL EASEMENT AGREEMENT RECORDED JULY 05, 2006 AT RECEPTION NO. 200617768.**

**TERMS, CONDITIONS AND PROVISIONS OF CONSTRUCTION STAGING AND SUPPORT EASEMENT AGREEMENT RECORDED JULY 05, 2006 AT RECEPTION NO. 200617769.**

**TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT REGARDING DENSITY ALLOCATION RECORDED JULY 05, 2006 AT RECEPTION NO. 200617770 AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 16, 2009 UNDER RECEPTION NO. 200920432.**

**TERMS, CONDITIONS AND PROVISIONS OF CHAIRLIFT EASEMENTS AGREEMENT RECORDED JULY 05,**

2006 AT RECEPTION NO. 200617771.

**TERMS, CONDITIONS AND PROVISIONS OF PUBLIC PEDESTRIAN EASEMENT AND EMERGENCY ACCESS EASEMENT RECORDED JULY 05, 2006 AT RECEPTION NO. 200617772.**

**TERMS, CONDITIONS AND PROVISIONS OF PRIVATE PEDESTRIAN ACCESS EASEMENT RECORDED JULY 05, 2006 AT RECEPTION NO. 200617773.**

**TERMS, CONDITIONS AND PROVISIONS OF PRIVATE PEDESTRIAN ACCESS EASEMENT RECORDED JULY 05, 2006 AT RECEPTION NO. 200617774.**

**TERMS, CONDITIONS AND PROVISIONS OF HOLY CROSS ELECTRIC ASSOCIATION, INC. ENERGY UNDERGROUND RIGHT OF WAY EASEMENTS RECORDED AUGUST 23, 2006 AT RECEPTION NO. 200623084.**

**TERMS, CONDITIONS AND PROVISIONS OF ENCROACHMENT AGREEMENT RECORDED DECEMBER 22, 2006 AT RECEPTION NO. 200635128.**

**TERMS, CONDITIONS AND PROVISIONS OF SEWER MAIN EASEMENT RECORDED DECEMBER 22, 2006 AT RECEPTION NO. 200635127.**

**TERMS, CONDITIONS AND PROVISIONS OF APPLICATION FOR REVOCABLE PERMIT RECORDED FEBRUARY 07, 2007 AT RECEPTION NO. 200703485.**

**TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED MARCH 31, 2006 AT RECEPTION NO. 200806946.**

**EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE CONDOMINIUM PLAT OF GORE CREEK PLACE, PHASE I RECORDED JULY 5, 2006 UNDER RECEPTION NO. 200617776, ON THE CONDOMINIUM PLAT OF GORE CREEK, PHASE II RECORDED DECEMBER 22, 2006 UNDER RECEPTION NO. 200635130 AND FIRST AMENDMENT TO THE CONDOMINIUM PLATS RECORDED AUGUST 30, 2011 UNDER RECEPTION NO. 201115991.**

**TERMS, CONDITIONS AND PROVISIONS OF CONDOMINIUM DECLARATION FOR GORE CREEK PLACE, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED JULY 05, 2006, UNDER RECEPTION NO. 200617775, SUPPLEMENTAL DECLARATION RECORDED DECEMBER 22, 2006 RECEPTION NO. 200635129, FIRST AMENDMENT TO DECLARATION RECORDED JANUARY 26, 2011 UNDER RECEPTION NO. 201101515.**

**TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED MAY 22, 2009 AT RECEPTION NO. 200909872.**

**COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JANUARY 16, 2007 UNDER RECEPTION NO. 200701128.**