



**Special Warranty Deed**  
(Pursuant to 38-30-115 C.R.S.)

State Documentary Fee  
Date: July 08, 2013  
\$ 31.90

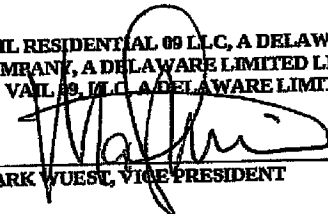
**THIS DEED**, made on **July 08, 2013** by **VAIL RESIDENTIAL 09 LLC, A DELAWARE LIMITED LIABILITY COMPANY** Grantor(s), of the County of                      and State of **NEW YORK** for the consideration of **(\$319,000.00) \*\*\* Three Hundred Nineteen Thousand and 00/100 \*\*\*** dollars in hand paid, hereby sells and conveys to **HASA 1 US, LLC, A DELAWARE LIMITED LIABILITY COMPANY** Grantee(s), whose street address is **CAMINO A SANTA TERESA, 1040, MEXICO DF 14210 MEXICO**, , County of                      and State of                      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: **UNIT 4103 RESERVATION GROUP L ONE VAIL ROAD RESIDENCE CLUB VAIL CO 81657**

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s) **GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2013 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.**

**VAIL RESIDENTIAL 09 LLC, A DELAWARE LIMITED LIABILITY COMPANY, A DELAWARE LIMITED LIABILITY COMPANY**  
By: **VAIL 09, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER**

\*   
\_\_\_\_\_  
**MARK WUEST, VICE PRESIDENT**

State of new York )  
County of new York ) ss.

The foregoing instrument was acknowledged before me on this day of July 08, 2013  
by **MARK WUEST AS VICE PRESIDENT OF VAIL 09, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF VAIL RESIDENTIAL 09 LLC, A DELAWARE LIMITED LIABILITY COMPANY, A DELAWARE LIMITED LIABILITY COMPANY**

Witness my hand and official seal 4/2/2016  
My commission expires

  
\_\_\_\_\_  
Notary Public

**KRISTINA WALL**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
No. 01WA6258817  
Qualified in New York County  
My Commission Expires April 02, 2016

When Recorded Return to: **HASA 1 US, LLC, A DELAWARE LIMITED LIABILITY COMPANY**  
**CAMINO A SANTA TERESA, 1040, MEXICO DF 14210 MEXICO,**



## EXHIBIT A

AN UNDIVIDED 1/12TH FEE SIMPLE INTEREST IN AND TO UNIT NO. 4103 OF THE ONE VAIL ROAD RESIDENCE CLUB, ACCORDING TO THE CONDOMINIUM MAP RECORDED IN THE OFFICE OF THE CLERK AND RECORDER ON DECEMBER 14, 2010 AT RECEPTION NO. 201025197 AND ACCORDING TO THE FINAL PLAT OF ONE VAIL ROAD RESORT RECORDED DECEMBER 14, 2010 AT RECEPTION NO. 201025192 AND THE RESIDENCE CLUB DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ONE VAIL ROAD RESIDENCE RECORDED IN THE OFFICE OF THE CLERK AND RECORDER ON DECEMBER 14, 2010 AT RECEPTION NO. 201025196 ("THE RESIDENCE CLUB DECLARATION") AND AS FURTHER DEFINED AND MADE SUBJECT TO THAT CERTAIN RESORT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ONE VAIL ROAD RECORDED IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER ON DECEMBER 14, 2010 AT RECEPTION NO. 201025191 (THE "RESORT DECLARATION"), AS EACH MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED INTEREST IN THE NON-EXCLUSIVE PERPETUAL EASEMENT RIGHTS AS MORE SPECIFICALLY DESCRIBED AS "COMMON ELEMENTS" IN SUCH RESORT DECLARATION; TOGETHER WITH THE RIGHT TO RESERVE THE USE OF A CLUB UNIT OF THE UNIT TYPE PURCHASED UNDER RESERVATION GROUP L FOR UP TO 21 NIGHTS PER USE YEAR AS THE GRANTEE'S PRIMARY USE TIME IN ACCORDANCE WITH THE RESIDENCE CLUB DECLARATION, THE RULES AND REGULATIONS FROM TIME TO TIME PROMULGATED AND AMENDED BY THE BOARD OF DIRECTORS OF ONE VAIL ROAD RESIDENCE CLUB OWNERS' ASSOCIATION, INC. (THE "CLUB RULES AND REGULATIONS"), AND THE NETWORK RULES (AS DEFINED IN THE RESIDENCE CLUB DECLARATION) AS FOLLOWS: 7 NIGHTS DURING GOLD SEASON AND 14 NIGHTS DURING PLATINUM SEASON (EACH AS DEFINED IN THE CLUB RULES AND REGULATIONS).

## **EXHIBIT B**

Property Address: **UNIT 4103 RESERVATION GROUP L ONE VAIL ROAD RESIDENCE CLUB 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 SEPTEMBER 04, 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 SEPTEMBER 04, 1923, IN BOOK 93 AT PAGE 98.**

**RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, 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 09, 1963, IN BOOK 174 AT PAGE 431.**

**THE PLANNING AND ARCHITECTURAL CONTROL COMMITTEE REFERRED TO IN THE DOCUMENT DESCRIBED ABOVE DOES NOT EXIST AND THE REVIEW AND APPROVAL PROCESS FOR IMPROVEMENTS PROVIDED FOR IN THE DOCUMENT IS PERFORMED BY THE TOWN OF VAIL, COLORADO.**

**RIGHT OF WAY EASEMENT AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION IN INSTRUMENT RECORDED OCTOBER 20, 1969 IN BOOK 216 AT PAGE 211.**

**RIGHT OF WAY EASEMENT AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION IN INSTRUMENT RECORDED OCTOBER 20, 1969 IN BOOK 216 AT PAGE 212.**

**TERMS, CONDITIONS AND PROVISIONS OF CABLE TELEVISION EASEMENT AND MAINTENANCE AGREEMENT RECORDED NOVEMBER 05, 1993 IN BOOK 624 AT PAGE 152.**

**TERMS, CONDITIONS AND PROVISIONS OF AIR SPACE AGREEMENT RECORDED FEBRUARY 11, 2005, RECEPTION NO. 906003.**

**TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED FEBRUARY 11, 2005 RECEPTION NO. 906004, AS THE SAME MAY BE AMENDED PURSUANT TO THE TERMS OF SUCH INSTRUMENT.**

**TERMS, CONDITIONS AND PROVISIONS OF CONSTRUCTION AGREEMENT AND  
TEMPORARY CONSTRUCTION AGREEMENT RECORDED FEBRUARY 11, 2005 RECEPTION  
NO. 906005 AND AMENDMENT THERE TO RECORDED JANUARY 13, 2006 RECEPTION  
NO. 200601053.**

**TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF ENTRY AGREEMENT AND GRANT  
OF TEMPORARY ENCROACHMENT EASEMENT RECORDED August 29, 2006 AT  
RECEPTION NO. 200623567.**

**TERMS, CONDITIONS AND PROVISIONS OF HOLY CROSS ENERGY UNDERGROUND  
RIGHT OF WAY EASEMENT RECORDED November 14, 2006 AT RECEPTION NO.  
200631217.**

**TERMS, CONDITIONS AND PROVISIONS OF DRAINAGE EASEMENT RECORDED January  
05, 2007 AT RECEPTION NO. 200700334.**

**TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED  
February 02, 2007 AT RECEPTION NO. 200702943.**

**TERMS, CONDITIONS AND PROVISIONS OF SOIL NAILS EASEMENT AGREEMENT  
RECORDED March 07, 2007 AT RECEPTION NO. 200705994.**

**TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF PEDESTRIAN ACCESS  
EASEMENT RECORDED October 21, 2010 AT RECEPTION NO. 201021340.**

**TERMS, CONDITIONS AND PROVISIONS OF SIDEWALK/STREETSCAPE & SNOWMELT  
MAINTENANCE AGREEMENT RECORDED October 21, 2010 AT RECEPTION NO.  
201021341.**

**TERMS, CONDITIONS AND PROVISIONS OF UTILITY EASEMENT AGREEMENT  
RECORDED October 21, 2010 AT RECEPTION NO. 201021342.**

**TERMS, CONDITIONS AND PROVISIONS OF DEED RESTRICTION AGREEMENT  
RECORDED October 21, 2010 AT RECEPTION NO. 201021343.**

**EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES  
ON PLAT OF ONE VAIL ROAD RECORDED DECEMBER 14, 2010 UNDER RECEPTION  
NO. 201025192 AND THE CONDOMINIUM MAP OF THE ONE VAIL ROAD RESIDENCE  
CLUB RECORDED DECEMBER 14, 2010 UNDER RECEPTION NO. 201025197.**

**THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS, AND  
RESTRICTIONS, WHICH ARE A BURDEN TO THE RESIDENCE CLUB 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 THE RESORT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ONE VAIL ROAD RECORDED DECEMBER 14, 2010 UNDER RECEPTION NO. 201025191 AND AS AMENDED IN INSTRUMENT RECORDED FEBRUARY 22, 2011 UNDER RECEPTION NO. 201103362 AND UNDER RECEPTION NO. 201103363 AND AS AMENDED IN INSTRUMENT RECORDED MARCH 4, 2011 UNDER RECEPTION NO. 2011024213, DENVER COUNTY RECORDS.

THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS, AND RESTRICTIONS, WHICH ARE A BURDEN TO THE RESIDENCE CLUB 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 THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ONE VAIL ROAD RESIDENCE CLUB RECORDED DECEMBER 14, 2010 UNDER RECEPTION NO. 201025196 AND FIRST AMENDMENT THERETO RECORDED FEBRUARY 22, 2011 UNDER RECEPTION NO. 201103361.

TERMS, CONDITIONS AND PROVISIONS OF APPARATUS MOVEMENT AGREEMENT RECORDED November 17, 2010 AT RECEPTION NO. 201023361.

TERMS, CONDITIONS AND PROVISIONS OF TOWN OF VAIL REVOCABLE PERMIT TO ERECT OR MAINTAIN IMPROVEMENTS ON A PUBLIC RIGHT-OF-WAY RECORDED December 16, 2010 AT RECEPTION NO. 201025481.

TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT TO COMCAST COLORADO VI RECORDED August 04, 2011 AT RECEPTION NO. 201114481.

LIS PENDENS IN THE DISTRICT COURT IN AND FOR THE COUNTY OF EAGLE ENTITLED LAYTON CONSTRUCTION CO., PLAINTIFF(S), VS BARCLAYS CAPITAL REAL ESTATE INC., VAIL DEVELOPMENT 09 LLC ET AL, DEFENDANT(S), RECORDED September 24, 2009, UNDER RECEPTION NO. 200920986, RECORDED SEPTEMBER 25, 2009 RECEPTION NO. 200921155, RECORDED NOVEMBER 3, 2009 RECEPTION NO. 200923714, RECORDED NOVEMBER 3, 2009 RECEPTION NO. 200923741, RECORDED JANUARY 29, 2010 RECEPTION NO. 201001851, AND RECORDED DECEMBER 21, 2010 UNDER RECEPTION NO. 201025779, CIVIL ACTION NO. 09CV606.

LIS PENDENS IN THE DISTRICT COURT IN AND FOR THE COUNTY OF EAGLE ENTITLED BROTHERS CARPENTERS INTERIOR TRIM LLC, PLAINTIFF(S), VS VAIL HOTEL 09 LLC, DEFENDANT(S), RECORDED April 21, 2011, UNDER RECEPTION NO. 201107389, CIVIL ACTION NO. 2011CV325.

THE COMPANY HEREBY INSURES AGAINST LOSS OR DAMAGE INCURRED BY REASON OF THE ENFORCEMENT OR ATTEMPTED ENFORCEMENT OF THE MECHANICS LIEN(S) AND/OR LIS PENDENS SHOWN IN THE ABOVE ITEM(S) NUMBERED 32 AND 33.