



COUNTY OF ALBANY

525 GRAND AVE ROOM 105 · LARAMIE, WYOMING 82070
(307) 721-2541 · FAX (307) 721-2544
COMMISSIONERS@CO.ALBANY.WY.US

COUNTY COMMISSIONERS' SPECIAL MEETING AGENDA

COURTHOUSE, ROOM 105
FEBRUARY 12, 2019

PUBLIC HEARING: 9:30 a.m.

Notice of Intent to Request Release of Funds
to the Wyoming Business Council for the Release of
Community Development Block Grant Funds

Transfer of Retail Liquor License from Diamond Horseshoe
Inc, dba Bear Tree Tavern & Café to Bear Bottom, LLC dba
Bear Bottom Bar & Grill

PLEDGE OF ALLEGIANCE

SPECIAL MEETING: 9:30 a.m.

1. Call to order and roll call.
2. Comments from the public.
3. Disclosures.
4. Consideration of changes on the agenda.
5. Present for **APPROVAL**, Transfer of Retail Liquor License from Diamond Horseshoe Inc, dba Bear Tree Tavern & Café to Bear Bottom, LLC dba Bear Bottom Bar & Grill (Kayla White, Deputy County Clerk)
6. **ADJOURN.**

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

February 6, 2019

Albany County Board of Commissioners

525 Grand Ave. STE 202

Laramie, WY 82070

On or about February 6, 2018 the Albany County Board of Commissioners will submit a request to the Wyoming Business Council for the release of Community Development Block Grant funds under Section 105(a) of the Housing and Community Development Act of 1974 (HCDA), to undertake a project known as Development Preschool and Day Care Center Building for the purpose of purchase of a new building for the facilitation of adequate preschool and day care services.

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements or alternative. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the Albany County Grants Office, 525 Grand Ave. STE 202 Laramie, WY 82070 where the ERR may be examined or copied weekdays 9 A.M to 5 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Albany County Grants Office at 525 Grand Ave. STE 202 Laramie, WY 82070 or electronically at grants@co.albany.wy.us. All comments received by February 13, 2019 will be considered by the Albany County Board of Commissioners prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The Albany County Board of Commissioners certifies to the Wyoming Business Council that Terri Jones in her capacity as Albany County Board of County Commissioners, Chairperson, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. Wyoming Business Council approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Albany County Board of Commissioners to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

Wyoming Business Council will accept objections to its release of fund and the Albany County Board of Commissioners certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Albany County Board of Commissioners; (b) the Albany County Board of Commissioners has omitted a step or failed to make a decision or finding required by HUD regulations at

24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by Wyoming Business Council; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Wyoming Business Council, Community Development Division at 214 W. 15th Street Cheyenne, WY 82002. Potential objectors should contact Wyoming Business Council to verify the actual last day of the objection period.

*Terri Jones
Albany County Board of Commissioners Chairperson*

NEW OR TRANSFER LIQUOR LICENSE OR PERMIT APPLICATION

FOR LIQUOR DIVISION USE ONLY		
Customer #:	_____	
Trf from:	_____	
Reviewer:	Initials	Date
Agent:	_____	____/____/____
Chief:	_____	____/____/____

To be completed by City/County Clerk

Local License #: _____

License Fees Annual Fee: \$ _____ Date filed with clerk: 01 / 29 / 19

Prorated Fee: \$ _____ Advertising Dates: (2 Weeks) February 1, 2019 & February 8, 2019

Transfer Fee: \$ 100.00 Hearing Date: 02 / 12 / 19

Publishing Fee: \$ _____

Publishing Fee Direct Billed to Applicant:

License Term: 02 / 12 / 19 Through 07 / 09 / 19

Month Day Year Month Day Year

LICENSING AUTHORITY: Begin publishing promptly. As W.S. 12-4-104(d) specifies: **NO LICENSING AUTHORITY SHALL APPROVE OR DENY THE APPLICATION UNTIL THE LIQUOR DIVISION HAS CERTIFIED THE APPLICATION IS COMPLETE.**

Applicant: Bear Bottom LLC.

Trade/Business Name (dba): Bear Bottom Bar & Grill

Building to be licensed/Building Address: 2768 Hwy 130
Number & Street

Centennial, WY 82055 Albany
City State Zip County

Mailing Address: 544 Dutton Creek Rd.
Number & Street or P.O. Box

Laramie, WY 82070
City State Zip

Business Telephone Number: (307) 761-2520 Fax Number: ()

E-Mail Address: bearbottom307@gmail.com

Brief legal description and the zoning of the licensed building or site for licensed building: W.S. 12-4-102 (a) (vi)
Lots 13-16, Block 55, Albany County, WY

<p>FILING FOR</p> <p><input type="checkbox"/> NEW LICENSE</p> <p><input type="checkbox"/> TRANSFER OF LOCATION</p>	<p>FILING IN (CHOOSE ONLY ONE)</p> <p><input type="checkbox"/> CITY OF: _____</p> <p><input checked="" type="checkbox"/> COUNTY OF: <u>Albany</u></p>	<p>FILING AS (CHOOSE ONLY ONE)</p> <p><input type="checkbox"/> INDIVIDUAL</p> <p><input type="checkbox"/> PARTNERSHIP</p> <p><input type="checkbox"/> LP/LLP</p> <p><input checked="" type="checkbox"/> LLC</p> <p><input type="checkbox"/> CORPORATION</p> <p><input type="checkbox"/> LTD PARTNERSHIP</p> <p><input type="checkbox"/> ORGANIZATION</p> <p><input type="checkbox"/> OTHER _____</p>
<p><input checked="" type="checkbox"/> TRANSFER OWNERSHIP <input type="checkbox"/> ASSIGNMENT LETTER ATTACHED</p> <p>FORMERLY HELD BY: <u>Diamond Horseshoe Inc. DBA: Bear Tree Tavern & Cafe</u></p>		

TYPE OF LICENSE OR PERMIT (CHOOSE ONLY ONE)

<p><input type="checkbox"/> RETAIL LIQUOR LICENSE ON-PREMISE ONLY (BAR)</p> <p><input type="checkbox"/> OFF-PREMISE ONLY (PACKAGE STORE)</p> <p><input checked="" type="checkbox"/> COMBINATION ON/OFF PREMISE (BOTH BAR & PACKAGE STORE)</p>	<p><input type="checkbox"/> RESTAURANT LIQUOR LICENSE</p> <p><input type="checkbox"/> RESORT LIQUOR LICENSE</p> <p><input type="checkbox"/> BAR AND GRILL</p> <p>LIMITED RETAIL (CLUB)</p> <p><input type="checkbox"/> VETERANS CLUB</p> <p><input type="checkbox"/> FRATERNAL CLUB</p> <p><input type="checkbox"/> GOLF CLUB</p> <p><input type="checkbox"/> SOCIAL CLUB</p>	<p><input type="checkbox"/> MICROBREWERY</p> <p><input type="checkbox"/> WINERY</p> <p><input type="checkbox"/> DISTILLERY SATELLITE</p> <p><input type="checkbox"/> WINERY SATELLITE</p> <p><input type="checkbox"/> COUNTY RETAIL or SPECIAL MALT BEVERAGE PERMIT</p> <p>SPECIAL DESIGNATIONS</p> <p><input type="checkbox"/> CONVENTION FACILITY</p> <p><input type="checkbox"/> CIVIC CENTER/EVENT CENTER/PUBLIC AUDITORIUM</p> <p><input type="checkbox"/> GOLF CLUB</p> <p><input type="checkbox"/> GUEST RANCH</p> <p><input type="checkbox"/> RESORT</p>
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To Assist the Liquor Division with scheduling inspections: **WHEN DO YOU OPERATE?**

FULL TIME (e.g. Jan through Dec) SEASONAL/PART-TIME NON-OPERATIONAL/PARKED

(specify months of operation) DAYS OF WEEK (e.g. Mon through Sat) HOURS OF OPERATION (e.g. 10a - 2a)

from January to December from _____ to _____ from _____ to _____

ALL APPLICANTS MUST COMPLETE QUESTIONS 1- 6

- BUILDING OWNERSHIP: Does the applicant? W.S. 12-4-103 (a) (iii)
 - OWN the licensed building? YES (own)
 - LEASE the licensed building? (Lease must be through the term of the liquor license) YES (lease)

If Yes, please submit a copy of the lease and indicate:

(A) When the lease expires, located on page _____ paragraph _____ of lease.

(B) Where the Sales provision for alcoholic or malt beverages is located, on page _____ paragraph _____ of lease. (MUST contain a provision for SALE OF ALCOHOLIC or MALT BEVERAGES.)

7. BAR AND GRILL LICENSE:

Have you submitted a valid food service permit or application? W.S. 12-4-413 (a) YES NO

8. RESTAURANT LICENSE:

(a) Give a description of the dispensing room(s) and state where it is located in the building. W.S. 12-4-408 (b) (e.g. 10 x 12 room in SE corner of building): _____

(b) Have you submitted a valid food service permit or application? W.S. 12-4-407 (a) YES NO

(c) Have you attached a drawing of the establishment that includes the restaurant dispensing room(s)? W.S. 12-4-410 (f) YES NO

9. RESORT LICENSE:

Does the resort complex:

(a) Have an actual valuation of at least one million dollars, or have you committed or expended at least one million dollars (\$1,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-401(b)(i) YES NO

(b) Include a restaurant and a convention facility which will seat at least one hundred (100) persons? W.S. 12-4-401(b)(ii) YES NO

(c) Include motel, hotel or privately owned condominium, town house or home accommodations approved for short term occupancy with at least one hundred (100) sleeping rooms? W.S. 12-4-401(b)(iii) YES NO

(d) If no on question (c), have a ski resort facility open to the general public in which you have committed or expended not less than 10 million dollars (\$10,000,000.00)? W.S. 12-4-401(b)(iv) YES NO

(e) Are you contracting/leasing the food and beverage services? W.S. 12-4-403(b)
1. If Yes, have you submitted a copy of the food and beverage contract/lease? YES NO

10. MICROBREWERY LICENSE:

Will the license be held in conjunction with another liquor license? W.S. 12-4-412(b)(iii) YES NO

(a) If "YES", please specify type: RETAIL RESTAURANT RESORT BAR AND GRILL WINERY

(b) Do you self distribute your products? W.S. 12-2-201(a) (Requires wholesaler license with the Liquor Division) YES NO

(c) Do you distribute your products through an existing malt beverage wholesaler? W.S. 12-2-201(g)(i) (Requires authorization to sell license with the Liquor Division) YES NO

11. WINERY LICENSE:

Will the license be held in conjunction with another liquor license? W.S. 12-4-412(b)(iii) YES NO

(a) If "YES", please specify type: RETAIL RESTAURANT RESORT BAR AND GRILL MICROBREWERY

12. LIMITED RETAIL (CLUB) LICENSE:

FRATERNAL CLUBS W.S. 12-1-101(a)(iii)(B)

(a) Has the fraternal organization been actively operating in at least thirty-six (36) states? YES NO

(b) Has the fraternal organization been actively in existence for at least twenty (20) years? YES NO

13. LIMITED RETAIL (CLUB) LICENSE:

VETERANS CLUBS W.S. 12-1-101(a)(iii)(A):

(a) Does the Veteran's organization hold a charter by the Congress of the United States? YES NO

(b) Is the membership of the Veteran's organization comprised only of Veterans and its duly organized auxiliary? YES NO

14. LIMITED RETAIL (CLUB) LICENSE:

GOLF CLUBS W.S. 12-1-101(a)(iii)(D)/W.S. 12-4-301(e):

(a) Do you have more than fifty (50) bona fide members? YES NO

(b) Do you own, maintain, or operate a bona fide golf course together with clubhouse? YES NO

(c) Are you a political subdivision of the state that owns, maintains, or operates a golf course? YES NO

1. Are you contracting/leasing the food and beverage services? W.S. 12-5-201(g) YES NO

2. If Yes, have you submitted a copy of the food and beverage contract/lease? YES NO

2. To operate your liquor business, have you assigned, leased, transferred or contracted with any other person (entity) to operate and assert total or partial control of the license and the licensed building? W.S. 12-4-601 (b) YES NO
3. Does any manufacturer, brewer, rectifier, wholesaler, or through a subsidiary affiliate, officer, director or member of any such firm: W.S. 12-5-401, 12-5-402, 12-5-403
- (a) Hold any interest in the license applied for? YES NO
 - (b) Furnish by way of loan or any other money or financial assistance for purposes hereof in your business? YES NO
 - (c) Furnish, give, rent or loan any equipment, fixtures, interior decorations or signs other than standard brewery or manufacturer's signs? YES NO
 - (d) If you answered YES to any of the above, explain fully and submit any documents in connection there within:

4. Does the applicant have any interest or intent to acquire an interest in any other liquor license issued by this licensing authority? W.S. 12-4-103 (b) YES NO

If "YES", explain: _____

5. **If applicant is filing as an Individual, Partnership or Club: W.S. 12-4-102 (a) (ii) & (iii)**

Each individual, partner or club officer must complete the box below.

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip <i>DO NOT LIST PO BOXES</i>	Residence Phone Number	Have you been a DOMICILED resident for at least 1 year and not claimed residence in any other state in the last year?	Have you been Convicted of a Felony Violation?	Have you been Convicted of a Violation Relating to Alcoholic Liquor or Malt Beverages?
				YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
				YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
				YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
				YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
				YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
				YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

(If more information is required, list on a separate piece of paper and attach to this application.)

6. **If the applicant is a Corporation, Limited Liability Company, Limited Liability Partnership or Limited Partnership: W.S. 12-4-102 (a) (iv) & (v)**

Each stockholder holding, either jointly or severally, ten percent (10%) or more of the outstanding and issued capital stock of the corporation, limited liability company, limited liability partnership, or limited partnership, and every officer, and every director must complete the box below.

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip <i>DO NOT LIST PO BOXES</i>	Residence Phone Number	No. of Years in Corp or LLC	% of Corporate Stock Held	Have you been Convicted of a Felony Violation?	Have you been Convicted of a Violation Relating to Alcoholic Liquor or Malt Beverages?
David C. Taylor	10/12/58	357 Campbell Ave. Kaupee, WY 82639	307-738- 2580	.2	20	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Susan K. Taylor	7/7/59	357 Campbell Ave. Kaupee, WY 82639	307-738- 2580	.2	20	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
James D. Osborn	8/25/75	544 Dutton Creek Rd. Laramie, WY 82070	307-760- 9538	.2	20	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Jesse L. Taylor	7/25/77	544 Dutton Creek Rd. Laramie, WY 82070	307-761- 2520	.2	20	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Ryan B. Taylor	4/17/85	544 Dutton Creek Rd. Laramie, WY 82070	307-797- 1849	.2	20	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
						YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
						YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

(If more information is required, list on a separate piece of paper and attach to this application)

15. LIMITED RETAIL (CLUB) LICENSE:

SOCIAL CLUBS W.S. 12-1-101(a)(iii)(E)/W.S. 12-4-301(b):

- (a) Do you have more than one hundred (100) bona fide members who are residents of the county in which the club is located? YES NO
- (b) Is the club incorporated and operating solely as a nonprofit organization under the laws of this state? YES NO
- (c) Is the club qualified as a tax exempt organization under the Internal Revenue Service? YES NO
- (d) Has the club been in continuous operation for a period of not less than one (1) year? YES NO
- (e) Has the club received twenty-five dollars (\$25.00) from each bona fide member as recorded by the secretary of the club and are club members at the time of this application in good standing by having paid at least one (1) full year in dues? YES NO
- (f) Does the club hold quarterly meetings and have an actively engaged membership carrying out the objectives of the club? YES NO
- (g) Have you filed a true copy of your bylaws with this application? YES NO
- (h) Has at least fifty one percent (51%) of the membership signed a petition indicating a desire to secure a Limited Retail Liquor License? (Petition Attached) YES NO

REQUIRED ATTACHMENTS:

- A statement indicating the financial condition and financial stability of the applicant W.S. 12-4-102 (a) (vi).
- Restaurants: include a drawing of the establishment that includes the dispensing room(s) W.S. 12-4-410 (f).
- Attach any lease agreements (especially for resort/political subdivisions leasing out food & beverage services) W.S. 12-4-103 (a) (iii)/ W.S. 12-4-403(b)/W.S. 12-4-301(e).
- If transferring a license from one ownership to another, a form of assignment from the current licensee to the new applicant authorizing the transfer W.S. 12-4-601 (b).

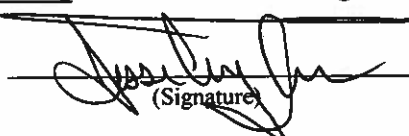
OATH OR VERIFICATION

(Requires signatures by ALL Individuals, ALL Partners, ONE (1) LLC Member, or TWO (2) Corporate Officers or Directors except that if all the stock of the corporation is owned by ONE (1) individual then that individual may sign and verify the application upon his oath, or TWO (2) Club Officers.) W.S. 12-4-102(b)

Under penalty of perjury, and the possible revocation or cancellation of the license, I swear the above stated facts, are true and accurate.

STATE OF WYOMING)
) SS.
COUNTY OF Albany)


Signed and sworn to before me on this 29 day of January, 2019 that the facts alleged in the foregoing instrument are true by the following:

1)	 (Signature)	Jesse L. Taylor (Printed Name)	Officer Title
2)	_____ (Signature)	_____ (Printed Name)	_____ Title
3)	_____ (Signature)	_____ (Printed Name)	_____ Title
4)	_____ (Signature)	_____ (Printed Name)	_____ Title
5)	_____ (Signature)	_____ (Printed Name)	_____ Title
6)	_____ (Signature)	_____ (Printed Name)	_____ Title

Witness my hand and official seal:



(SEAL)


Signature of Notary Public
My commission expires: 6/13/21



January 28, 2019

Bear Bottom LLC DBA Bear Bottom Bar & Grill
2768 Highway 130
Centennial WY 82055

Dear Jesse, Jim, Ryan, David, and Susan:

I am pleased to offer my input regarding the financial feasibility and sustainability of Bear Bottom, LLC DBA Bear Bottom Bar & Grill. Your business financial statement projections demonstrate the ability to effectively service your prospective loan payments.

ANB Bank has had the pleasure of maintaining your deposit relationship since December 2018 and your account has been handled as agreed since inception.

We appreciate your business and we look forward to working with you further in the future! If you have any questions, please do not hesitate to contact me at 307-745-1452 or chaz.avila@anbbank.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chaz Avila".

Chaz Avila
Assistant Vice President





COUNTER OFFER

COUNTER OFFER # 1 (1,2,3, etc.)

THIS COUNTER OFFER SUPERSEDES ALL PRIOR COUNTER OFFERS. THE CHANGES TO THE TERMS AND CONDITIONS LISTED BELOW ALONG WITH ANY ATTACHED CONTRACT TO BUY & SELL REAL ESTATE AND/OR ADDENDUMS ARE CONSIDERED A NEW OFFER AND ALL PREVIOUS OFFERS AND COUNTER OFFERS ARE NOT AVAILABLE FOR FUTURE ACCEPTANCE.

THIS IS A LEGALLY BINDING DOCUMENT. READ THE ENTIRE DOCUMENT INCLUDING ANY ATTACHMENTS. IF YOU DO NOT UNDERSTAND THE TERMS AND CONDITIONS, CONSULT LEGAL OR OTHER COUNSEL BEFORE SIGNING.

To the extent the terms of this Counter Offer modifies or conflicts with any provisions of the Contract to Buy and Sell Real Estate and all prior Counter Offer(s), the terms in this Counter Offer shall control. All other terms of the attached Contract to Buy and Sell Real Estate and all prior Counter Offer(s) not modified by this Counter Offer shall remain the same.

This is a Counter Offer to the Contract to Buy and Sell Real Estate, dated November 28, 2018 pertaining to:

ADDRESS:

2768 Highway 130, Centennial Wy 82055

LEGAL DESCRIPTION:

CENTENNIAL B 55 L 13-15; L 16 ALL LESS R/W COMMERCIAL DBA: BEAR TREE TAVERN & CAFE

BUYER:

David C. Taylor Susan K. Taylor

Jesse L. Taylor Ryan R. Taylor James D. Osborn

SELLER:

Valleys End, LLC, a Wyoming Limited Liability Company

This is a SELLER counter offer. The Seller reserves the right to continue to offer the Property described in the attached Contract to Buy and Sell Real Estate for sale. Seller may accept any other offer until the original, a copy or facsimile of this Counter Offer, duly accepted and signed by Buyer, has been delivered in writing to the Seller or Seller's Agent within the time frame specified herein.

This is a BUYER counter offer. The undersigned BUYER reserves the right to withdraw this counter offer until the original, a copy or facsimile of this Counter Offer, duly accepted and signed by Seller, has been delivered in writing to the Buyer or Buyer's Agent within the time frame specified herein.

DCT SKT JT gao KRT

ES AB

31 The parties accept all of the terms and conditions in the attached Contract to Buy and Sell Real Estate and all attached Counter
32 Offers with the following changes:

33
34

1. Sellers to be: Valleys End LLC, A Wyoming LLC
2. The Retail Liquor License "Diamond Horseshoe Inc" Bear Tree Tavern and Cafe will be included in purchase price.

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36

All prior representations made in the negotiations of this sale have been incorporated herein, and there are no oral agreements or representations between Buyer, Seller and/or any Brokers which modify the terms and conditions of this Counter Offer and the attached Contract to Buy and Sell Real Estate. Buyer and Seller acknowledge the terms contained in Section II and Section III of the Contract to Buy and Sell Real Estate may change if the purchase price is changed as part of this Counter Offer. Upon its execution by both parties, this agreement is made an integral part of the aforementioned Contract to Buy and Sell Real Estate.

41
42

This counteroffer shall expire on or before December 5, 2016, at 5:00 a. m. / p. m.

44
45

Additionally, the undersigned Buyer/Seller reserves the right to withdraw this Counteroffer until the original, a copy, electronic transmission or facsimile of this Counteroffer, duly accepted and signed by Seller/Buyer, has been delivered in writing to the Buyer/Seller or Broker working with Buyer/Seller prior to the expiration date and time above.

47
48

Buyer/Seller Darwin J. Smith Date 12/3/16 Time 2:40 PM

49
50

Buyer/Seller al Brink Date 12/3/16 Time 2:40 PM

51
52

This Counter Offer was received by me as Seller/Buyer on 12/4/2016 at 7:19 PM MST a. m. / p. m.
(Initials of Buyer/Seller)

53

DCT SKT JT GAB RRT

54 **Buyer or Seller Acceptance of Counter Offer**

55
56 The undersigned Buyer/Seller accepts the foregoing Counter Offer on 12/4/2018 at 7:19 PM MST a. m. / p. m.

57 David C Taylor
58 Buyer/Seller Susan K Taylor Date 12/4/2018 Time 7:19 PM MST

59
60 Buyer/Seller [Signature] Date Ryan R Taylor Time _____

61
62 **Buyer or Seller Rejects this Counter Offer**

63
64 The Counter Offer is hereby rejected on _____ at _____ a. m. / p. m.

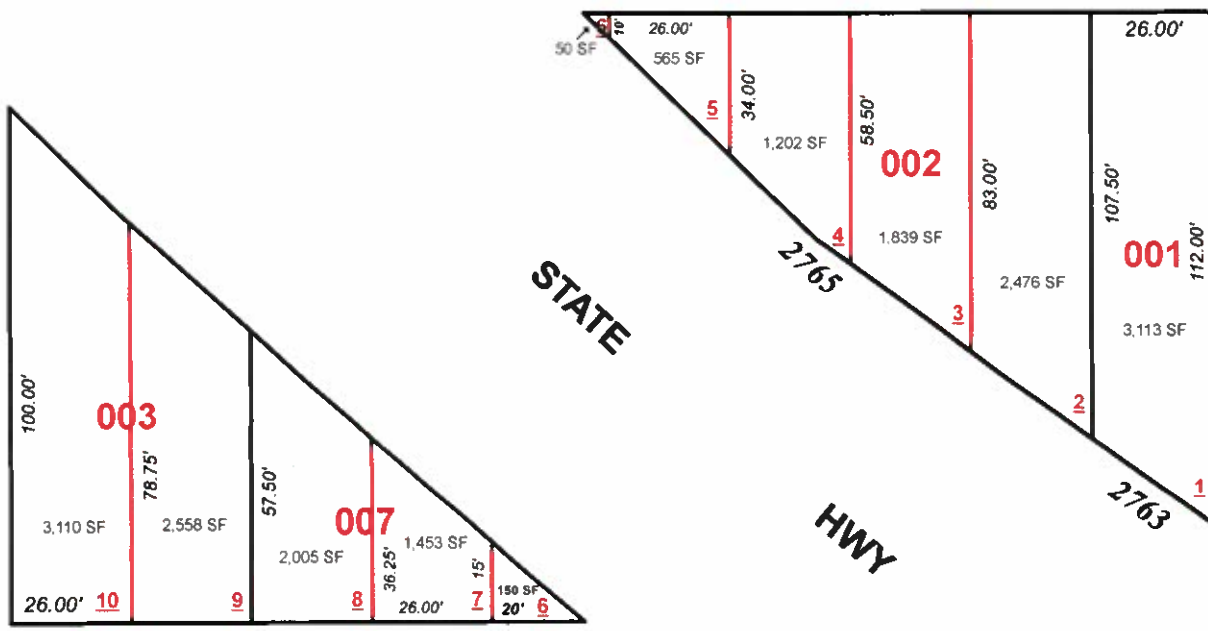
65
66 Buyer/Seller _____ Date _____ Time _____

67
68 Buyer/Seller _____ Date _____ Time _____

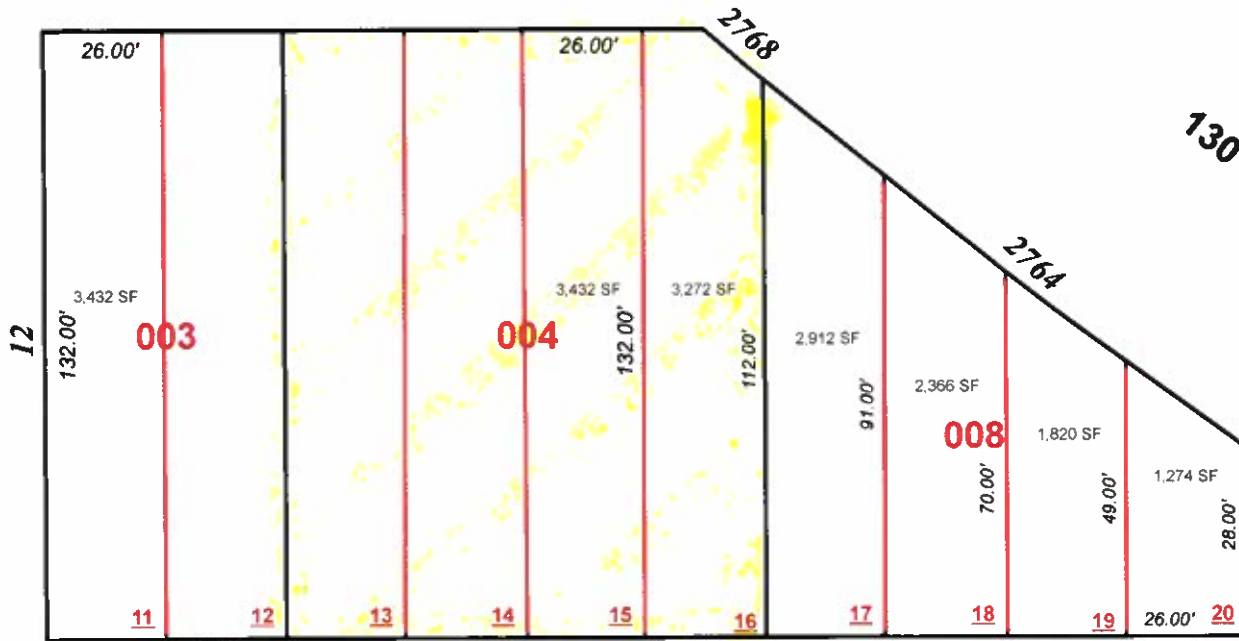
69
70 If this Counteroffer is rejected and the rejection is not signed by the Buyer/Seller above, then this Counteroffer was rejected by oral notification to Broker on _____ and Buyer/Seller (check one) authorized rejection or refused to execute written rejection.



STREET



PINE



 RECORDED PLAT

CENTENNIAL B 55

1578-03-1-47

DRAWN BY KSB
2/17/15

