

CONFIDENTIALITY AND DISCLAIMER AGREEMENT

The Property: 452-562 Sable Blvd. Aurora, CO

Scottsdale Properties, Inc. will be providing various informational materials regarding the Property to the undersigned Prospective Buyer and/or Buyer's Broker intended solely for its own limited use in considering whether to pursue negotiations to acquire the Property through the owner's exclusive agent, Scottsdale Properties, Inc.

The informational materials, which contain brief, selected information pertaining to the business and affairs of the Property, has been prepared by Scottsdale Properties, Inc. The informational materials do not propose to be all-inclusive or to contain all the information which a prospective buyer may desire. Neither the owner of the Property nor Scottsdale Properties, Inc. nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of these Informational Materials and no legal liability is assumed or shall be implied with respect thereto.

By acknowledgment of your receipt of the informational materials, you agree that the informational materials are confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose these informational materials to any other person, firm or entity without prior written authorization of owner or Scottsdale Properties, Inc., and that you will not use or permit to be used these informational materials in any fashion or manner detrimental to the interest of owner of the Property or Scottsdale Properties, Inc., except as provided herein.

Buyer's Broker may sign this Confidentiality and Disclosure Agreement without the signature of the Prospective Buyer and obtain the informational materials for the purpose of screening potential properties to present to the Prospective Buyer. In the event that Buyer's Broker shares the informational materials with the Prospective Buyer without obtaining the Prospective Buyer's signature on this agreement, then Buyer's Broker assumes all responsibility and shall hold Scottsdale Properties, Inc. and the owner of the Property harmless for any occurrences that may occur as a result of sharing the information that may be detrimental to the owner of the Property or Scottsdale Properties, Inc.

The owner of the Property expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. If negotiations to purchase the Property cease, the undersigned agree(s) to return the informational materials to Scottsdale Properties, Inc. if applicable.

If in agreement with the foregoing, please sign and return to Scottsdale Properties, Inc.

Prospective Buyer:

(Signature)

Name: _____ Email: _____
Company: _____ Phone: _____
Address: _____ Date: _____

Buyer's Broker:

(Signature)

Name: _____ Email: _____
Company: _____ Phone: _____
Address: _____ Colorado Real Estate license number: _____

This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Colorado. Upon execution of the agreement, please return to:

Scott Dale
scott@sdaledproperties.com
fax: 720-207-9925