

Grandview Ranch

Grandview Douglas, LLC, a Nevada limited liability company

LIMITATIONS AGREEMENT

This Limitations Agreement is entered into by and between Grandview Douglas, LLC, a Nevada limited liability company ("Seller"), and _____ ("Buyer"), with reference to the following facts and is as follows:

RECITALS

A. Seller and Buyer have entered into that certain _____ (the "Purchase Agreement"), pursuant to which Seller has agreed to sell, and Buyer has agreed to buy, certain real property located at _____, Douglas County, Nevada (the "Property") on the terms and conditions set forth in the Purchase Agreement.

B. Pursuant to the Purchase Agreement, Seller has made certain express representations and warranties to Buyer regarding the Property (such express representations and warranties being referred to herein collectively as the "Limited Warranty"). Buyer agrees to accept the Limited Warranty at closing as a modification of any implied warranties of quality arising under Nevada Revised Statutes ("NRS") Section 116.4114, and in lieu of all other express and implied warranties (whether from Seller or any employee, agent, officer, director, member, manager, representative, affiliate, parent, subsidiary, contractor, or subcontractor of Seller (collectively, the "Seller Parties")), which, any other provision herein notwithstanding, are disclaimed and excluded by Seller and all Seller Parties to the maximum extent permitted by law.

C. Pursuant to applicable Nevada law, Buyer and Seller are allowed to limit the time within which a proceeding for a breach, if any, of any obligation arising under the NRS 116.4114 warranty, as modified into the Limited Warranty, must be commenced to two (2) years after the cause of action accrues.

NOW, THEREFORE, in consideration of Seller's entering into the Purchase Agreement, and Seller's delivery of the Limited Warranty, Buyer and Seller agree as follows:

Seller and Buyer hereby agree that the statute of limitations for the commencement of a proceeding for the breach, if any, of any obligation of Seller or any Seller Party arising under the NRS 116.4114 warranty, as modified into the Limited Warranty, must be commenced within two (2) years after the cause of action for such breach accrues, i.e., two (2) years after Buyer enters into possession, or is deemed to have entered into possession, of the Property.

Nothing set forth herein shall in any manner be deemed to modify any agreement to arbitrate disputes set forth in the Purchase Agreement.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date set forth with their respective signatures.

SELLER:
Grandview Douglas, LLC, a Nevada
limited liability company

BUYER:

By: _____

Date: _____

Date: _____

Date: _____

**AFFIRMATION FORM
PURCHASER ON-THE-LOT INSPECTION**

The undersigned, by his or her signature, hereby acknowledges that he or she has made a personal on-the-lot inspection of that certain Lot ____ in Block _____ in Grandview Ranch subdivision, Douglas County, Nevada, developed by Grandview Douglas, LLC, which is the lot upon which the undersigned plans to execute a contract of sale.

Dated this ____ day of _____, 201__.

Signature of Purchaser

Printed Name: _____