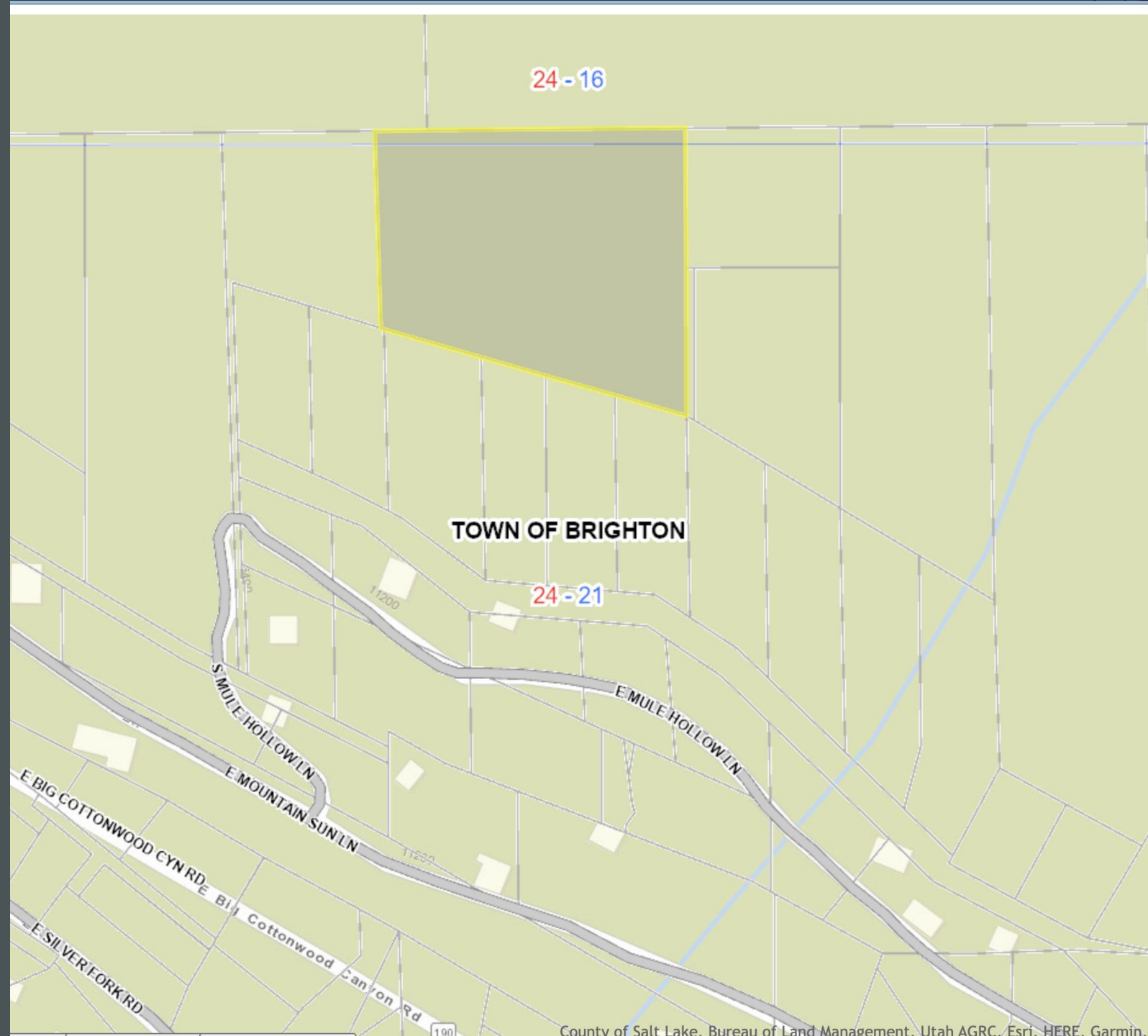


REAL STATE PURCHASE CONTRACT CONSIDERATION

BACKGROUND

- On June 30, 2026, the Town of Brighton and Save the Lake Farms LLC. Executed a Real Estate Purchase Contract (REPC) for the acquisition of **Parcel No. 24-21-226-001**.
- The property consists of approximately **2.81 acres** located at 11249 E. Mountain Sun Lane.
- Purchase price of **\$99,000**.
- Staff recommends approval because the acquisition supports the Town's long-term land conservation strategy.



NEXT STEPS

- The subject property has a **2026 assessed value of \$82,600** and market analysis, while not exact comparables, finds the offer reasonable and justified per the additional considerations associated with the parcel.
- Due Diligence and Title discovery have highlighted several issues, and the Council should consider extending the contractual timeline to allow for additional due diligence and coordination with the Title company, ensuring the Towns interests in the transaction are secured.
- **Council may choose to:**
 - Terminate the Contract
 - Approve the contract, subject to an amended contract allowing for an additional due diligence period to ensure all title related issues outlined by the Title Company are addressed prior to closing.