

February 4, 2013

Adams County Sheriff's Office  
Civil Division (Attn: Kathy)  
332 North 19<sup>th</sup> Avenue  
Brighton, CO 80601

Re: Standard Insurance Co., et al., v. Malley Heights, LLC, et al.  
Adams County District Court | Case No. 2012CV632  
Property Address: 454 – 560 Malley Drive, Northglenn, CO 80233

**BID**

Dear Civil Division:

454 – 560 Malley Drive, LLC, whose mailing address is c/o StanCorp Mortgage Investors, LLC, 19225 NW Tanasbourne Drive, Hillsboro, OR 97124, bids the sum of **\$833,605.20** at the Sheriff's Sale to be held at the Sheriff's Office of Adams County, State of Colorado at 9:00 a.m. on February 21, 2013 at 332 North 19<sup>th</sup> Avenue, Brighton, CO 80601.

The following is an itemization of all amounts due the holder of the evidence of debt secured by the deed of trust or other lien being foreclosed:

*Amounts due under the evidence of debt:*

Principal	\$2,084,988.21
Interest at 6.25% (3/1/12 to 1/14/13)	\$127,269.87
Default Interest at 4.000% (3/20/12 to 2/21/13)	\$77,051.08
Suspense balance (April and May P&I received)	(\$30,676.00)
Late charges	\$2,300.70
Return Check Fees	\$100.00
Prepayment Charge	<u>\$417,189.00</u>
<b>Category subtotal:</b>	<b>\$2,678,222.86</b>

*Plus fees and costs advanced by the holder of the evidence of debt:*

Property, general liability, and casualty insurance	\$6,862.23
Receiver costs and fees (estimated)	\$124,000.00

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370 Seventeenth St.  
Denver, CO 80202

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Appraisals	\$4,700.00
Environmental Report	\$3,300.00
Taxes and Assessments (due as of 2/21/13)	\$201,793.92
Taxes and Assessments (2009)	\$82,297.07
Taxes and Assessments (2010)	\$74,704.78
Taxes and Assessments (2011)	\$66,862.78
Taxes and Assessments (2012)	<u>\$61,063.72</u>
<b>Category subtotal:</b>	<b>\$625,584.50</b>
<i>Plus Attorney fees and advances:</i>	
Attorney fees and costs (estimated)	\$35,000.00
Title commitments and insurances or abstractor charges (estimated)	<u>\$2,500.00</u>
<b>Category subtotal:</b>	<b>\$37,500.00</b>
<i>Plus fees and costs for the following:</i>	
Sheriff fees	\$250.00
Publication	\$1,615.00
Recording fees	\$54.00
Postage & Copies	<u>\$50.79</u>
<b>Category subtotal:</b>	<b>\$1,969.79</b>
<b>Total due holder of the evidence of debt:</b>	<b>\$3,343,277.15</b>
<b>Bid:</b>	<b>\$833,605.20</b>
<b>Deficiency:</b>	<b>\$2,509,671.95</b>

Please send us the following:

1. Original Certificate of Purchase.
2. Refund check for over payment of costs, if any.

Thank you for your cooperation in this proceeding.

BENNINGTON JOHNSON  
BIERMANN & CRAIGMILE, LLC

By: 

Tami L. Sapp, Reg. No. 35007

370 17<sup>th</sup> Street, Suite 3500

Denver, CO 80202

Telephone: (303) 629-5200

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*Attorneys for 454 – 560 Malley Drive, LLC, an Oregon limited liability  
company*



**StanCorp Mortgage Investors, LLC (SMI)**  
**MALLEY HEIGHTS LLC**  
**Estimated Payoff Quote for 01/14/2013**  
**Loan: A6101203**

**Outstanding Loan Balance:** \$ 2,084,988.21

**Outstanding Balances Due to SMI:**

Interest at 6.25% (3/1/12 to 1/14/13)	113,703.16
Default Interest at 4.000% (3/20/12 to 1/14/13)	68,368.39
Tax Advance due as of 1/14/13	200,242.20
Current and Prior Accrued Late Fees	2,300.70
Suspense Balance (April and May P&I received)	(30,676.00)
Returned Check Fees	100.00
Prepayment Charge (wsj 1/7/13)	422,540.00
Legal Fees McEwen Gisvold (estimate)	10,000.00
Legal Fees Local Counsel (estimate)	25,000.00
Title (estimate)	2,500.00
Environmental	3,300.00
Appraisal	4,700.00
Force Placed Insurance	5,757.30
Receiver Costs and Fees (estimate)	124,000.00

Total \$ 3,036,823.96

**Amount due to SMI for full payoff on 01/14/2013**

\$ 3,036,823.96

Per Diem Default Interest is \$585.51

Note: Funds must be in lawful money of the United States. The quote above is good through January 14, 2013. If payment is not received by this date, updated reinstatement figures must be requested. This quote is based on estimated fees and costs and borrowers may be billed for additional amounts owed once final bills are received. StanCorp Mortgage Investors, LLC reserves its rights to continue legal proceeding if payment is not received in a timely manner.