

<p>DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO  Denver District Court  1437 Bannock St.  Denver, CO 80202</p>	<p style="text-align: center;">▲ COURT USE ONLY ▲</p>
<p><b>Plaintiff:</b> CHRIS MYKLEBUST, SECURITIES COMMISSIONER FOR THE STATE OF COLORADO</p> <p>v.</p> <p><b>Defendants:</b> GARY DRAGUL, GDA REAL ESTATE SERVICES, LLC, AND GDA REAL ESTATE MANAGEMENT, LLC</p>	
<p>Attorneys for Receiver:  Patrick D. Vellone, #15284  Michael T. Gilbert, #15009  Rachel A. Sternlieb, #51404  ALLEN VELLONE WOLF HELFRICH &amp; FACTOR P.C.  1600 Stout St., Suite 1100  Denver, Colorado 80202  Phone Number: (303) 534-4499  pvellone@allen-vellone.com  mgilbert@allen-vellone.com  rsternlieb@allen-vellone.com</p>	<p>Case Number:  2018CV33011</p> <p>Division/Courtroom: 424</p>
<p><b>WITHDRAWAL OF RECEIVER’S MOTION FOR ORDER  AUTHORIZING SALE OF VILLAGE INN PAD</b></p>	

Harvey Sender, the duly-appointed receiver (“Receiver”) for Gary Dragul (“Dragul”), GDA Real Estate Services, LLC, GDA Real Estate Management, LLC, and related entities (collectively, “Dragul and the GDA Entities”), hereby withdraws his Motion for Order Authorizing Sale of Village Inn Pad (the “Village Inn Sale Motion”) filed on February 14, 2019, and states as follows:

1. As set forth in the Village Inn Sale Motion, on or about February 5, 2019 the Receiver entered into a purchase and sale agreement for the sale of real property known as the Village Inn Pad located at 5290 East Arapahoe Road, Colorado (the “Property”) to Sidford Capital Partners, LLC (“Buyer”) for \$1.2 million (the “Sidford PSA”).

2. On February 26, 2019, the Court entered an Order authorizing the proposed sale of the Village Inn Pad.

3. Under the Sidford PSA, closing was scheduled to occur on March 22, 2019. However, on March 15, 2019, the Buyer notified the Receiver that it was terminating the Sidford PSA due to its apparent dissatisfaction with the condition of the Property.

WHEREFORE, the Receiver withdraws his Motion for Order Authorizing the Sale of Village Inn Pad filed on February 14, 2019.

Dated: March 22, 2019

ALLEN VELLONE WOLF HELFRICH & FACTOR P.C.



By: /s/ Rachel A. Sternlieb

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ATTORNEYS FOR THE RECEIVER

**CERTIFICATE OF SERVICE**

I hereby certify that on March 22, 2018, I served a true and correct copy of the foregoing **MOTION FOR ORDER AUTHORIZING SALE OF VILLAGE INN PAD** via CCE to the following:

Cynthia H. Coffman  
Robert W. Finke  
Matthew J. Bouillon Mascareñas  
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1300 Broadway, 8th Floor  
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***Counsel for WBF/CT Associates, LLC***

By: *s/ Terri M. Novoa*   
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ALLEN VELLONE WOLF HELFRICH & FACTOR P.C.

**CERTIFICATION OF E-SERVICE ON KNOWN CREDITORS**

In accordance with this Court's February 1, 2019 Order clarifying notice procedures for this case, I also certify that a copy of the foregoing is being served by electronic mail on all currently known creditors of the Receivership Estate to the addresses set forth on the service list maintained in the Receiver's records.

*s/ Terri M. Novoa*   
\_\_\_\_\_  
Allen Vellone Wolf Helfrich & Factor P.C.