

Post Office Box 2980 Colorado Springs Colorado 80901		COUNTY COURTS EL PASO COUNTY, COLORADO
Phone Number:		JAN 29 2003
In Re: Petitioner: Barbara Ann Robbins v. Respondent/Co-Petitioner: Douglas Everett Robbins		LEE V. COLE, JR. CLERK OF COURT
Attorney or Party without Attorney		▲ COURT USE ONLY ▲
Phone Number:	E-mail:	Case No. 02 DR 3915
Fax Number:	Atty. Reg #:	Division No. 14 Y Courtroom:
INFORMATION FOR THE COURT		

This form is being used because, even though this is a non-contested divorce, and both parties filed as Petitioner or co-Petitioner, both parties are not available to sign the Separation Agreement. The property included herein is based upon possession as of the date of October 16, 2002, which is the filing date.

1. MAINTENANCE (financial support formerly known as alimony)

Both parties agree to waive maintenance.

2. REAL ESTATE

The parties own real estate located at the following locations, with the following liens, and equity positions:

- | | | |
|---|--------------|--------------|
| 1. 156 Panorama Circle, Florissant CO (principal residence) | \$350,000.00 | \$300,000.00 |
| Equity \$50,000.00 | | |
| 2. 18033 CR 1 Florissant CO (commercial property) | \$275,000.00 | \$215,000.00 |
| Equity \$60,000.00 | | |

The principal residence has a monthly payment of \$2,400.00 and is in serious jeopardy with regard to foreclosure. I cannot make the payments. They are current through December. The commercial property has a monthly payment of \$1,410.00 and a second mortgage of approximately \$900. I do not know if the payments are current. I am attempting to sell the principal residence (I am a real estate broker) but the Florissant area is depressed as a result of the fire last summer. There will be no equity to split in the event of foreclosure. In the event of a sale, after costs, the proceeds would be available to split. I do not know whether or not Co-Petitioner is attempting to sell the commercial building, though its saleability would be higher, as a commercial property. That equity, barring foreclosure, would be available to split.

3. MOTOR VEHICLES

The parties own the following motor vehicles, or trailers pulled behind motor vehicles:

PETITIONER'S			CO-PETITIONER'S		
VEHICLE	BASIS	LIEN	VEHICLE	BASIS	LIEN
1998 Mazda MX3	3,000.00	1,200.00	1999 Ford F-350	26,000.00	-0-
Prowler camp trlr	2,500.00	-0-	1998 UNI cargo trlr	5,000.00	-0-
			1996 US Cargo trlr	8,700.00	-0-
			S&H car hauler	1,200.00	-0-
TOTAL EQUITY		4,300.00	TOTAL EQUITY	40,900.00	

There is a leased 2000 GMC Yukon that I have taken out of this equation, since it is to be turned back in. To be fair and equitable, I suggest receiving more of the vehicles and trailers, including the Ford pickup, and the cash equivalent to even the equity.

4. PERSONAL PROPERTY

The personal property is nearly all divided, and both parties seem satisfied with the division, following is a brief listing of the breakdown, more detail is available:

	Petitioner has possession of	Co-petitioner has possession of
Household furniture	\$ 4,475.00	\$ 4,600.00
Guns, jewelry, artwork, misc	\$ 31,450.00	\$ 44,850.00
Office furniture/equipment	\$ 6,112.00	\$ 13,162.50
Harley Davidson motorcycle		\$ 15,000.00
SeaRay Cabin Cruiser	\$ 12,500.00	

5. STOCKS / BONDS / BANK ACCOUNTS

The parties only own – as a result of the stock collapse – less than \$50.00 in stock. The parties should retain the stock, in the unlikely event that it comes back, at which time it should be split evenly. More than likely, notification of the company's bankruptcy proceedings will be received soon.

The petitioner and co-petitioner each have their own bank accounts, with the following exceptions:

1. Proceeds from the real estate closing, address 140 Caribou Circle, was deposited into an account unknown to Petitioner – approximately \$25,000.00 - was kept by Co-Petitioner.
2. Proceeds from the real estate closing, on South Mountain Estates Rd was deposited into an account unknown to Petitioner – approximately \$25,000.00 - was kept by Co-Petitioner.
3. The cash in the safe at the former marital home, approximately \$12,000.00 was kept by Co-Petitioner.

6. DEBTS

The marital debts, with the exception of current cost(s) of living, i.e. utilities, telephone, etc., are as follows:

Petitioner is responsible for:

	Approx. Balance	Pmt.
1. Mortgage – principal residence – IndyMac Bank	\$300,000.00	\$2,400.00
2. Citibank VISA	\$ 13,500.00	\$1,000.00
3. MBNA credit card	\$ 13,000.00	\$1,000.00
4. Advanta business card	\$ 1,600.00	\$ 400.00
5. American Express	\$ -0-	\$ -0-
TOTAL	\$ 328,100.00	\$4,800.00

Co-Petitioner is in possession of:

	Approx. Balance	Pmt.
1. Park State Bank (1 st & 2 nd on bldg)	\$209,000.00	\$2,310.00
2. Security Service FCU (credit card)	\$ 13,000.00	\$1,000.00
3. Citibank Mastercard	\$ 1,200.00	\$ 200.00
4. MBNA business card	\$ 2,000.00	\$ 200.00
5. American Express Platinum	\$ 4,000.00	\$1,000.00
TOTAL	\$229,200.00	\$4,710.00

Petitioner borrowed from the family estate to keep the business going during the difficult time during 2001, with the agreement from the co-petitioner that the funds would be repaid upon the successful closing of the two real estate projects listed in section 5 above of this document. That amount (\$60,000.00) was not repaid and should be listed as a debt, though I don't quite know how. (See para 12 re: other debt-legal fees)

7. LIFE INSURANCE

Petitioner should be entitled to a life insurance policy on the co-petitioner, as the only means of recovering the substantial divorce inequity.

8. PENSIONS / RETIREMENT ACCOUNTS

Neither party has pensions or retirement accounts which were earned during the marriage.

9. TAXES

The parties will file a joint income tax return for the tax year 2002, and will be responsible for their own returns for the tax year 2003 and beyond.

10. FUTURE CONFLICT RESOLUTION

The parties agree to go to mediation to resolve any future conflicts.

11. COSTS RELATED TO DIVORCE PROCESS

The parties agree to each pay their own costs related to the divorce process.

12. OTHER TERMS – BUSINESS COLLECTIONS

Both parties are currently attempting to collect receivables from former customers/clients. Since these are business collections, and not marital assets, I believe they should remain business property and be dissolved through the corporate dissolution process. As a result of this divorce proceeding, no change in ownership of the receivables should take place. There are also substantial (\$40,000+) legal fees relating to the attempted and on-going collection of these debts.

13. OTHER TERMS – DISSOLUTION OF BUSINESS(ES)

Both parties are involved in the following businesses, as limited liability company members. It should be the ruling of this divorce proceeding that the parties to this divorce cooperate fully in bringing about the effective dissolution of these businesses. The final tax returns – through June 2002 – will be prepared and submitted by Petitioner. The companies are as follows:

NorthStar Companies International, LLC

NorthStar Design & Construction, LLC

NorthStar Management & Internal Control, LLC

NorthStar Holdings & Investments, LLC

NorthStar Realty & Development (not a limited liability company)

No further work has been done through any of the companies, and the only task remaining is the paperwork and disposal of minor assets.

14. FINAL RECONCILIATION. My calculations indicate a \$127,976.00 inequity between the petitioner and the co-petitioner, with the co-petitioner having possession of the additional \$128K. To make the situation more equitable, petitioner will require approximately \$64K in cash or goods. This is not taking into consideration the loan to the business of \$60,000.00, which I was forced to re-pay personally, or any real estate equity, which may be non-existent. I would like the cash, but the Ford pickup, motorcycle, and the cargo trailers have enough value to make the totals more equitable.

	Petitioner	Co-Petitioner
a. Total cash, stock, checking, etc.,	\$ 25.00	\$ 62,025.00
b. Total vehicles	16,300.00	55,900.00
c. Total office equipment/furniture	6,112.50	13,162.50
d. Total personal property/furniture/etc	35,925.00	49,450.00
TOTAL ASSETS	58,362.50	178,537.50
(LESS: CREDIT CARD DEBT)	(28,000.00)	(20,200.00)
EQUITY	30,362.50	158,337.50

This is a true and accurate portrait of the marital property, assets, and debts, to the best of my knowledge and belief.

Petitioner:

Sandra Ann Blum
Signature

6640 Foxdale Circle

Address

Colorado Springs CO 80919

City, State, Zip

(719)522-1112

(Area Code) Telephone Number

(719)337-7033

(Area code) Telephone Number

Co-Petitioner:

Signature

PO Box 961

Address

Florissant CO 80816

City, State, Zip

(719)661-7875

(Area code) Telephone number

(719)748-8000

(Area code) Telephone Number

Subscribed and affirmed, or sworn to before me

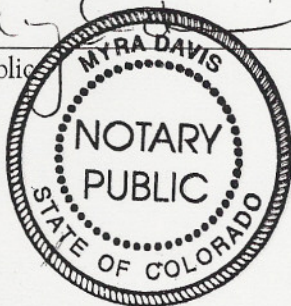
In the County of EL PASO

State of Colorado, this 29th day of

October, 2003.

My commission expires: 10/25/04

Notary Public



Subscribed and affirmed, or sworn to before me

in the County of _____

State of Colorado, this _____ day of

_____, 2003.

My commission expires: _____

Notary public