



Town of Alpine

January 27, 2026

David DeFazio

DeFazio Law

Via Email: david@defaziolaw.com

Re: Receipt of Notice – Melvin Brewing Company - Purchase Option /
Outstanding Account Balances

Dear Mr. DeFazio:

The Town of Alpine acknowledges receipt of your letter dated January 26, 2026, providing notice of Melvin Brewing Company's intent to exercise its option to purchase pursuant to the Lease Agreement with Option to Purchase dated July 16, 2014.

The Town further acknowledges your representation that Melvin Brewing Company intends to pay the remaining recapture balance, which is currently \$1,659,159.26, in connection with the contemplated transaction.

Please note that, in addition to payment of the recapture balance, all outstanding accounts receivable balances owed to the Town of Alpine must be paid in full prior to or concurrent with closing. As of the date of this letter, the outstanding balances are as follows:

- Melvin Brewing Co LLC – Account #1: \$196,155.03
- Melvin Brewing Co LLC – Recapture Account #44: No past-due balance
- Melvin Brewing Co LLC – Sludge Account #45: \$71,901.56
- Melvin Brewing Co LLC – Taxes Account #46: \$19,926.84
- Melvin Brewing Co LLC – General Account #47: No past-due balance

Total Outstanding Accounts Receivable Balance: \$287,983.43

Physical: 250 River Circle
Mailing: PO Box 3070
Alpine, WY 83128
Phone: 307-654-7757



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These balances are separate from, and in addition to, the recapture amount referenced above.

The Town is available to coordinate regarding confirmation of final payoff amounts, timing of payments, and any procedural requirements necessary to move forward. Please direct coordination efforts through the Town Clerk's Office.

Sincerely,

Monica Chenault
Town Clerk / Treasurer
Town of Alpine

cc: Town Attorney
cc: Mayor and Town Council

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