



**Certificate of Taxes Due**  
**EL PASO COUNTY TREASURER**  
**EL PASO COUNTY, CO**

Account #: R7136002035  
 Parcel #: 7136002035  
 Owner: STORE MASTER FUNDING VIII LLC  
 C/O BIG R HOLDING COMPANY INC  
 100 BIG R STREET  
 PUEBLO, CO 81001-4806

Cert #: 3645  
 Requestor:  
 Requestor #:  
 Email:

**Amount due is valid at issuance date only.**

Property Address: 840 SPANISH BIT DR, COLORADO SPRINGS, 80921  
 Comments:

Legal Description: Full Legal Description is appended on subsequent page(s).

ORIGINAL TAX BILLING FOR 2022	TAX DISTRICT	JCM	Values	Actual	Assessed
<b>Authority</b>		<b>Levy</b>	<b>Tax</b>		
ACADEMY SCHOOL DISTRICT #20		0.05303	\$43,001.49		
DONALA WATER & SANITATION DISTRICT AREA A		0.021296	\$17,268.71		
DONALD WESCOTT FIRE NORTHERN SUBDISTRICT		0.01525	\$12,366.07		
DONALD WESCOTT FIRE PROTECTION DISTRICT		0.00717	\$5,814.08		
EL PASO COUNTY		0.007732	\$3,631.98		
EPC ROAD & BRIDGE (UNSHARED)		0.00033	\$267.59		
PIKES PEAK LIBRARY DISTRICT		0.003512	\$2,847.85		
<b>TAXES FOR 2022</b>		<b>0.10832</b>	<b>\$85,197.77</b>		
				<b>TOTAL</b>	<b>\$2,796,163.00</b>
					<b>\$810,890.00</b>

\* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2022	Tax Bill	\$85,197.77	\$0.00	\$0.00	\$85,197.77
<b>TOTAL DUE</b>		<b>\$85,197.77</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$85,197.77</b>

EXEMPTION (APPLIED)	\$0.00
PAID	\$85,197.77
<b>TOTAL LIABILITY valid through October 19, 2023:</b>	<b>\$0.00</b>

All Tax Lien Sale amounts are subject to change due to endorsement of current taxes by the lienholder. Tax Lien Sale redemption amounts must be paid by cash or certified funds. This certificate does not include land or improvements assessed under a separate account number, personal property taxes, oil, gas and mineral rights, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned. Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. This does not include assessments not on record as of this date. In witness whereof, I have hereunto set my hand and seal this 10/19/2023.



Charles Broerman, Treasurer

BY: Charles W Broerman



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Legal Description: TR IN NE4SW4 SEC 36-11-67 LY SWLY OF CHAPARRAL HILLS SUB, NELY OF INTERSTATE HWY 25, NWLY OF SPANISH BIT DR, EX  
RW CONV TO COUNTY BY REC #207000187