



Unified Title, a Division of Stewart
101 S. Sahwatch St, Ste 110
Colorado Springs, CO 80903

Date: November 16, 2021
File Number: 1329529
Property Address: TBD S Marksheffel Road, Colorado Springs, CO
TBD S Marksheffel Road, Colorado Springs, CO
Buyer/Borrower: TBD TBD

Please direct all Title inquiries to:

Phone:
Fax:
Email Address:

Revision Number: C3
Updated Effective Date

TBD TBD
Delivery Method: Emailed

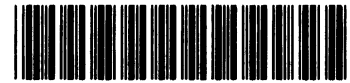
Glen Investment Group NO VIII, LLC
Delivery Method: Emailed

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. PLEASE FEEL FREE TO CONTACT THE ESCROW OFFICE AS NOTED ABOVE.

We Appreciate Your Business and Look Forward to Serving You in the Future.

Chuck Broerman
12/17/2021 11:57:51 AM
Doc \$0.00 18
Rec \$98.00 Pages

El Paso County, CO



221229297



ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

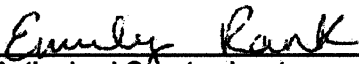
THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

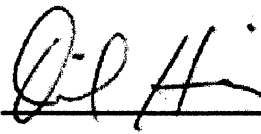
Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.


Authorized Countersignature
Unified Title, a Division of Stewart
101 S. Sahwatch St, Ste 110
Colorado Springs, CO 80903




Frederick H. Eppinger
President and CEO


David Hisey
Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I - Requirements;
 - (f) Schedule B, Part II - Exceptions; and
 - (g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Unified Title, a Division of Stewart
Issuing Office: 101 S. Sahwatch St, Ste 110, Colorado Springs, CO 80903
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 1329529
Issuing Office File Number: 1329529
Property Address: TBD S Marksheffel Road, Colorado Springs, CO
TBD S Marksheffel Road, Colorado Springs, CO
Revision Number: C3

1. **Commitment Date:** November 9, 2021 at 8:00AM

2. Policy to be Issued:	Proposed Policy Amount
(a) ALTA Owner's T.B.D. Proposed Insured: TBD TBD	\$1,000.00
(b) ALTA Loan Proposed Insured:	

3. **The estate or interest in the Land described or referred to in this Commitment is:**
FEE SIMPLE

4. **The Title is, at the Commitment Date, vested in:**
Glen Investment Group No. VIII, LLC

5. **The Land is described as follows:**
See Exhibit "A" Attached Hereto

STATEMENT OF CHARGES

These charges are due and payable before a policy can be issued:

Informational Only Commitment	\$500.00
Additional Parcel Charge:	\$150.00

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**ALTA COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1329529

PARCEL "A"

A tract of land located in a Portion of the Southwest One-quarter (SW1/4) of Section 22 and the Northwest One quarter (NW1/4) of Section 27, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the most Northeast corner of Lot 98, Glen at Widefield Subdivision No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado. Said point being also a point on the Southerly Right-of-Way line of Peaceful Valley Road as platted in said Glen at Widefield Subdivision No. 8; Thence along said Southerly Right-of-Way line the following four (4) courses: 1.) along the arc of a non-tangential curve to the right, having a central angle of 12°07'10", a radius of 175.00 feet, an arc length of 37.02 feet, whose chord bears S33°17'00"E; 2.) Thence S27°13'25"E, a distance of 468.13 feet; 3.) Thence along the arc of a curve to the left having a central angle of 47°14'18", a radius of 225.00 feet, an arc length of 185.50 feet; 4.) Thence S74°27'43"E, a distance of 162.02 feet to a point on the Westerly Right-of-Way line of Marksheffel Road; Thence along said Westerly Right-of-Way line, S15°11'44"W, a distance of 560.50 feet; Thence continuing along said Westerly Right-of-Way line on the arc of a curve to the right having a central angle of 01°53'00", a radius of 1965.40 feet, an arc length of 64.60 feet to a point on the Northerly line of the Glen at Widefield Subdivision Filing No. 7 as recorded under Reception No. 217713903 in the records of the Clerk and Recorder's Office of said County; Thence along the Northerly and Westerly boundary lines of said Glen at Widefield Filing No. 7, the following ten (10) courses: 1.) N67°54'25"W, a distance of 293.95 feet; 2.) Thence along the arc of a non-tangential curve to the left having a central angle of 00°15'40", a radius of 3025.00 feet, an arc length of 13.78 feet, whose chord bears N21°57'45"E; 3.) Thence N68°10'05"W, a distance of 175.00 feet; 4.) Thence N20°47'09"E, a distance of 104.08 feet; 5.) Thence N70°15'38"W, a distance of 16.28 feet; 6.) Thence N22°38'09"W, a distance of 239.19 feet; 7.) Thence N07°13'27"W, a distance of 46.12 feet; 8.) Thence N12°37'51"E, a distance of 115.00 feet; 9.) Thence N62°46'35"E, a distance of 250.28 feet; 10.) Thence N27°13'25"W, a distance of 307.62 feet To the angle point of said Glen at Widefield Subdivision Filing No. 8; Thence N12°37'51"E along the Easterly line of said Glen at Widefield Subdivision Filing No. 8, a distance of 153.08 feet to the Point of Beginning.

PARCEL "B"

A tract of land located in a Portion of the Southwest One-quarter (SW1/4) of Section 22, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Lot 97, Glen at Widefield Subdivision No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N01°44'08"E along the Easterly line of said Glen at Widefield Subdivision No. 8, a distance of 160.14 feet; Thence S88°15'51"E along the Southerly line of said Glen at Widefield Subdivision No. 8, a distance of 48.49 feet to a point on the Westerly line of a 110.00 foot Gas Line Easement as described under Reception No. 202092771 in the records of the Clerk and Recorder's Office of said County; Thence along the Westerly line of said 110.00 foot Gas Line Easement, the following four (4) courses: 1.) S27°15'04"E, a distance of 188.77 feet; 2.) Thence S32°55'46"E, a distance of 190.67 feet; 3.) Thence S24°24'25"E, a distance of 220.92 feet; 4.) Thence S06°05'38"E, a distance of 115.36 feet; Thence S43°21'16"W, a distance of 34.29 feet; Thence along the arc of a curve to the right having a central angle of 106°52'38", a radius of 20.00 feet, an arc length of 37.31 feet to a point on the Northerly Right-of-

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**ALTA COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Way line of Peaceful Valley Road as described in said Glen at Widefield Subdivision No. 8; Thence along said Northerly Right- of-Way line the following three (3) courses:

- 1.) on the arc of a curve to the right having a central angle of 02°32'41", a radius of 175.00 feet, an arc length of 7.77 feet;
- 2.) Thence N27°13'25"W, a distance of 468.13 feet;
- 3.) Thence along the arc of a curve to the left having a central angle of 28°35'08", a radius of 225.00 feet, an arc length of 112.25 feet to the Point of Beginning.

For Informational Purposes Only: TBD S Marksheffel Road, Colorado Springs, CO
TBD S Marksheffel Road, Colorado Springs, CO

APN: 5527200004, 5522300001

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