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**Land Title Guarantee Company  
Customer Distribution**



**PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.**

Order Number: **SC55094927**

Date: **04/01/2021**

Property Address: **7245 EAST HIGHWAY 24, NUMBERS 105, 110, 115, 120, 125, 130, COLORADO SPRINGS, CO 80831**

**PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS**

**For Closing Assistance**

Kristen DeHerrera  
102 S TEJON #760  
COLORADO SPRINGS, CO 80903  
(719) 381-0243 (Work)  
(877) 334-2012 (Work Fax)  
[kdeherrera@ltgc.com](mailto:kdeherrera@ltgc.com)  
Contact License: CO463794  
Company License: CO44565

**Closers Assistant**

Andrea Goller  
102 S TEJON #760  
COLORADO SPRINGS, CO 80903  
(719) 381-0244 (Work)  
[agoller@ltgc.com](mailto:agoller@ltgc.com)  
Contact License: COCO416293  
Company License: CO44565

**For Title Assistance**

Robert Hayes  
102 S TEJON #760  
COLORADO SPRINGS, CO 80903  
(303) 850-4136 (Work)  
(719) 634-3190 (Work Fax)  
[rohaves@ltgc.com](mailto:rohaves@ltgc.com)

LARRY OURADA  
4225 SADDLE ROCK RD  
(719) 491-3634 (Work)  
larry.ridgeview@yahoo.com  
Delivered via: Electronic Mail

MARK FRANCIS  
Attention: MARK FRANCIS  
1880 OFFICE CLUB POINTE #1000  
COLORADO SPRINGS, CO 80920  
(719) 265-6900 (Work)  
mdfesq@earthlink.net  
Delivered via: Electronic Mail

LACA-LOJA LLC, A COLORADO LIMITED LIABILITY  
COMPANY  
Attention: JAMES E WHIDDEN  
PO BOX 75903  
COLORADO SPRINGS, CO 80970  
(719) 591-0337 (Work)  
bugmuggerco@gmail.com  
Delivered via: Electronic Mail



**Land Title Guarantee Company**  
**Estimate of Title Fees**

Order Number: **SC55094927** Date: **04/01/2021**  
Property Address: **7245 EAST HIGHWAY 24, NUMBERS 105, 110, 115, 120, 125, 130, COLORADO SPRINGS, CO 80831**  
Parties: **LARRY OURADA**  
**LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Visit Land Title's Website at [www.ltgc.com](http://www.ltgc.com) for directions to any of our offices.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 06-17-06 Reissue Rate	\$460.00
Deletion of Standard Exception(s)	\$100.00
"ALTA" Loan Policy 06-17-06 Purchase Loan Rate	\$250.00
Tax Certificate 54080-01-062	\$26.00
	<b>Total \$836.00</b>
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
<b>Thank you for your order!</b>	

**Note:** The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

**Chain of Title Documents:**

[El Paso county recorded 09/19/2014 under reception no. 214085689](#)

[El Paso county recorded 04/20/2004 under reception no. 204063380](#)

**Plat Map(s):**

[El Paso county recorded 05/12/1960 under reception no. 153860](#)

[El Paso county recorded 10/21/2009 under reception no. 209600917](#)

[El Paso county recorded 10/18/2011 under reception no. 211101896](#)

[El Paso county recorded 09/03/2014 under reception no. 214600973](#)

[El Paso county recorded 12/22/2016 under reception no.](#)

216600995

El Paso county recorded 05/03/2018 under reception no.

218601005

El Paso county recorded 03/12/2020 under reception no.

220601016

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

**Order Number: SC55094927**

**Property Address:**

7245 EAST HIGHWAY 24, NUMBERS 105, 110, 115, 120, 125, 130, COLORADO SPRINGS, CO 80831

**1. Effective Date:**

03/28/2021 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

"ALTA" Owner's Policy 06-17-06 Reissue Rate \$145,000.00

Proposed Insured:

LARRY OURADA

"ALTA" Loan Policy 06-17-06 Purchase Loan Rate \$145,000.00

Proposed Insured:

A LENDER TO BE DETERMINED, ITS SUCCESSORS AND/OR ASSIGNS

**3. The estate or interest in the land described or referred to in this Commitment and covered herein is:**

A FEE SIMPLE

**4. Title to the estate or interest covered herein is at the effective date hereof vested in:**

LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY

**5. The Land referred to in this Commitment is described as follows:**

\*\*\*\*\*

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.

\*\*\*\*\*

A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 TRACT A HIGHWAY 24 EASTGATE BUSINESS PARK, IN ACCORDANCE WITH THE HIGHWAY 24 EASTGATE BUSINESS PARK CONDOMINIUM MAP, RECORDED ON OCTOBER 21, 2009 UNDER RECEPTION NO. 209600917, AS AMENDED BY MAPS RECORDED OCTOBER 18, 2011 UNDER RECEPTION NO. 211101896 AND SEPTEMBER 3, 2014 UNDER RECEPTION NO. 214600973 AND DECEMBER 22, 2016 UNDER RECEPTION NO. 216600995 AND MAY 3, 2018 UNDER RECEPTION NO. 218601005 AND MARCH 12, 2020 UNDER RECEPTION NO. 220601016; AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGHWAY 24 EASTGATE BUSINESS PARK, RECORDED ON OCTOBER 21, 2009 UNDER RECEPTION NO. 209122752, AS AMENDED BY THE FIRST AMENDMENT THERETO RECORDED DECEMBER 7, 2009 UNDER RECEPTION NO. 209140035 AND SECOND AMENDMENT THERETO RECORDED OCTOBER 18, 2011 UNDER RECEPTION NO. 211101895 AND THIRD AMENDMENT THERETO RECORDED AUGUST 29, 2014, UNDER RECEPTION NO. 214079078 AND FOURTH AMENDMENT THERETO RECORDED DECEMBER 22, 2016 UNDER RECEPTION NO. 216148888 AND FIFTH AMENDMENT THERETO RECORDED MAY 7, 2018 UNDER RECEPTION NO. 218051913, COUNTY OF EL PASO, STATE OF COLORADO. LESS AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED JULY 27, 2015 UNDER RECEPTION NO. 215080133.

FURTHER LESS AND EXCEPT CONDOMINIUM BUILDINGS 1, 3 AND 4 AND ALL UNITS CONTAINED THEREIN OF THE ABOVE DESCRIBED HIGHWAY 24 EASTGATE BUSINESS PARK.

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

**Order Number: SC55094927**

SAID PORTION TO BE (OFFICE WAREHOUSE OR INDIVIDUAL BUILDING) UNITS C, D, E, F, G, H,  
CONDOMINIUM BUILDING 2 OF THE ABOVE DESCRIBED HIGHWAY 24 EASTGATE BUSINESS PARK.

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**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number: SC55094927**

**All of the following Requirements must be met:**

**This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.**

**Pay the agreed amount for the estate or interest to be insured.**

**Pay the premiums, fees, and charges for the Policy to the Company.**

**Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.**

1. PARTIAL RELEASE OF DEED OF TRUST DATED AUGUST 24, 2005, FROM LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF THE STATE BANK - LA JUNTA, FALCON BRANCH TO SECURE THE SUM OF \$1,408,612.00 RECORDED AUGUST 29, 2005, UNDER RECEPTION NO. 205134487.

MODIFICATION AGREEMENT IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED MARCH 06, 2008 AT RECEPTION NO. 208026406

2. PARTIAL RELEASE OF DEED OF TRUST DATED MAY 28, 2009, FROM LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF THE STATE BANK TO SECURE THE SUM OF \$1,749,950.56 RECORDED JUNE 03, 2009, UNDER RECEPTION NO. 209062334.

MODIFICATION AGREEMENT IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED FEBRUARY 03, 2016 UNDER RECEPTION NO. 216010813.

3. PARTIAL RELEASE OF DEED OF TRUST DATED OCTOBER 18, 2019, FROM LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY FORMERLY KNOWN AS LACA-LOJA, LP, A COLORADO LIMITED PARTNERSHIP TO THE PUBLIC TRUSTEE OF EL PASO COUNTY, COLORADO FOR THE USE OF THE STATE BANK TO SECURE THE SUM OF \$1,030,000.00 RECORDED OCTOBER 22, 2019, UNDER RECEPTION NO. 219131958.

SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED OCTOBER 22, 2019, UNDER RECEPTION NO. 219131959.

DISBURSER'S NOTICE IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED OCTOBER 22, 2019, UNDER RECEPTION NO. 219131960.

MODIFICATIONS OF SAID DEED OF TRUST RECORDED JANUARY 08, 2021, UNDER RECEPTION NO. 22104289 AND MARCH 18, 2021 UNDER RECEPTION NO. 221054922.

4. PARTIAL RELEASE OF DEED OF TRUST DATED NOVEMBER 18, 2019 FROM LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF THE STATE BANK TO SECURE THE SUM OF \$600,000.00 RECORDED NOVEMBER 25, 2019, UNDER RECEPTION NO. 219148743.

DISBURSER'S NOTICE IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED NOVEMBER 25, 2019, UNDER RECEPTION NO. 219148746.

MODIFICATION OF SAID DEED OF TRUST RECORDED JANUARY 8, 2021 UNDER RECEPTION NO. 221004302.

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** SC55094927

**All of the following Requirements must be met:**

5. PROVIDE TO THE COMPANY AN ESTOPPEL FROM THE HIGHWAY 24 EASTGATE BUSINESS PARK CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION, SETTING FORTH THE CURRENT STATUS OF ANY ASSESSMENTS OR OTHER AMOUNTS AS MAY BE DUE PURSUANT TO THE COVENANTS FOR HIGHWAY 24 EASTGATE BUSINESS PARK CONDOMINIUM ASSOCIATION.
6. RECORD DULY EXECUTED AND ACKNOWLEDGED AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGHWAY 24 EASTGATE BUSINESS PARK FOR THE ANNEXATION OF BUILDING NO. 2 WHICH WILL CONTAIN UNITS A THROUGH I, INCLUSIVE, AND RECORD PLAT OF HIGHWAY 24 EASTGATE BUSINESS PARK, AMENDED CONDOMINIUM MAP FOR SAID BUILDING AND UNITS.

NOTE: A COPY OF SAID AMENDMENT TO DECLARATION AND CONDOMINIUM MAP MUST BE SUBMITTED TO LAND TITLE GUARANTEE COMPANY PRIOR TO RECORDATION. UPON RECEIPT AND REVIEW FURTHER REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

7. PROVIDE THE COMPANY WITH ANY AMENDMENTS TO THE OPERATING AGREEMENT FOR LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY, DATED JANUARY 27, 2008.

NOTE: THE OPERATING AGREEMENT FOR LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY DISCLOSES ANY ONE MEMBER MUST EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

8. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED AUGUST 29, 2014 AT RECEPTION NO. 214079077 IS CURRENT.

NOTE: SAID INSTRUMENT DISCLOSES JAMES E. WHIDDEN, III AS THE MANAGING MEMBER AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

9. WARRANTY DEED FROM LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY TO LARRY OURADA CONVEYING SUBJECT PROPERTY.
10. DEED OF TRUST FROM LARRY OURADA TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF A LENDER TO BE DETERMINED TO SECURE THE SUM OF \$145,000.00.

NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN A FINAL AFFIDAVIT AND AGREEMENT AT CLOSING.

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number: SC55094927**

**All of the following Requirements must be met:**

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED

A. ITEMS 1-3 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED UPON RECORDATION OF AMENDMENT TO CONDOMINIUM DECLARATION AND AMENDED CONDOMINIUM MAP AS SET FORTH IN REQUIREMENT NO. 6 OF SCHEDULE B, PART 1.

B. UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM 4 OF THE PRE-PRINTED EXCEPTIONS, WILL BE AMENDED TO READ:

ITEM 4 OF THE PRE-PRINTED EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF LARRY OURADA.

C. ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

D. UPON PROOF OF PAYMENT OF 2020 TAXES AND ASSESSMENTS, ITEM 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

## ALTA COMMITMENT

Old Republic National Title Insurance Company

### Schedule B, Part II

#### (Exceptions)

Order Number: SC55094927

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES.
9. RESERVATION BY THE EAST SPRINGS LAND COMPANY IN DEED RECORDED FEBRUARY 15, 1918 IN BOOK 565 AT PAGE 58 OF ALL COAL UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.
10. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF HILLCREST ACRES RECORDED MAY 12, 1960 UNDER RECEPTION NO. 153860.
11. RIGHT OF WAY AND EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS IN INSTRUMENT RECORDED OCTOBER 5, 1966 IN BOOK 2150 AT PAGE 844.
12. THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE CHEROKEE WATER AND SANITATION DISTRICT NOW KNOWN AS THE CHEROKEE METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 13, 1983 IN BOOK 3779 AT PAGE 789.
13. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION BY THE EL PASO COUNTY BOARD OF COMMISSIONERS RECORDED JULY 31, 1984 IN BOOK 3900 AT PAGE 273.
14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS IN INSTRUMENT RECORDED JULY 31, 1984 IN BOOK 3900 AT PAGE 276.

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

**Order Number:** SC55094927

15. EACH AND EVERY RIGHT OF ACCESS TO AND FROM THE LAND INSURED HEREBY, DIRECTLY ONTO ABUTTING COLORADO STATE HIGHWAY NO. 24, BY REASON OF GRANT OR RELINQUISHMENT OF SAID ACCESS RIGHT BY DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO RECORDED JULY 1, 1993 IN BOOK 6206 AT PAGE 525. AND RULE AND ORDER RECORDED JANUARY 2, 2003 UNDER RECEPTION NO. 203001280.
16. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS RECORDED MARCH 21, 2001 UNDER RECEPTION NO. 201034002.
17. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF CHEROKEE METROPOLITAN DISTRICT WATER DISTRIBUTION SYSTEM AND SEWAGE COLLECTION SYSTEM RECOVERY AGREEMENT RECORDED JUNE 19, 2001 UNDER RECEPTION NO. 201084507.
18. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF ACCESS AND UTILITY EASEMENT RECORDED APRIL 09, 2002 UNDER RECEPTION NO. 202056681. ACCESS EASEMENT VACANCY RECORDED NOVEMBER 3, 2004 UNDER RECEPTION NO. 204181689.
19. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS RECORDED FEBRUARY 19, 2003 UNDER RECEPTION NO. 203036130.
20. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF ACCESS AND EGRESS EASEMENT RECORDED NOVEMBER 03, 2004 UNDER RECEPTION NO. 204181690.
21. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF DRAINAGE EASEMENT RECORDED JANUARY 12, 2005 UNDER RECEPTION NO. 205006089.
22. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN WATER AND SEWER SERVICE AGREEMENT RECORDED JULY 24, 2008 UNDER RECEPTION NO. 208083517. DEED IN CONJUNCTION THEREWITH RECORDED JULY 27, 2015 UNDER RECEPTION NO. 215080133.
23. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED OCTOBER 22, 2008 UNDER RECEPTION NO. 208115075.
24. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED OCTOBER 21, 2009 UNDER RECEPTION NO. 209122750.
25. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SUBDIVISION IMPROVEMENT AGREEMENT RECORDED OCTOBER 21, 2009 UNDER RECEPTION NO. 209122751.

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part II**

**(Exceptions)**

Order Number: SC55094927

26. THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS, AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGHWAY 24 EASTGATE BUSINESS PARK, RECORDED OCTOBER 21, 2009 UNDER RECEPTION NO. 209122752. FIRST AMENDMENT THERETO RECORDED DECEMBER 7, 2009 UNDER RECEPTION NO. 209140035. SECOND AMENDMENT THERETO RECORDED OCTOBER 18, 2011 UNDER RECEPTION NO. 211101895. THIRD AMENDMENT THERETO RECORDED AUGUST 29, 2014, UNDER RECEPTION NO. 214079078. FOURTH AMENDMENT THERETO RECORDED DECEMBER 22, 2016 UNDER RECEPTION NO. 216148888. FIFTH AMENDMENT THERETO RECORDED MAY 7, 2018 UNDER RECEPTION NO. 218051913. SIXTH AMENDMENT THERETO RECORDED \_\_\_\_\_ UNDER RECEPTION NO. \_\_\_\_\_.  
(NOTE: ALL NEW RECORDED AMENDMENTS TO BE ADDED BY FINAL POLICY DATE)
27. ANY EASEMENTS, AGREEMENTS, ASSESSMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF HIGHWAY 24 EASTGATE BUSINESS PARK CONDOMINIUM MAP, RECORDED ON OCTOBER 21, 2009 UNDER RECEPTION NO. 209600917, AS AMENDED BY MAPS RECORDED OCTOBER 18, 2011 UNDER RECEPTION NO. 211101896 AND SEPTEMBER 3, 2014 UNDER RECEPTION NO. 214600973 AND DECEMBER 22, 2016 UNDER RECEPTION NO. 216600995 AND MAY 3, 2018 UNDER RECEPTION NO. 218601005 AND MARCH 12, 2020 UNDER RECEPTION NO. 220601016 AND \_\_\_\_\_ UNDER RECEPTION NO. \_\_\_\_\_.  
(NOTE: ALL NEW RECORDED AMENDMENT MAPS TO BE ADDED BY FINAL POLICY DATE)
28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN REPAIR, MAINTENANCE AND COST RECOVERY AGREEMENT RECORDED JULY 06, 2011 UNDER RECEPTION NO. 211064850.
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION 09-09 BOARD OF COUNTY COMMISSIONERS COUNTY OF EL PASO RECORDED MARCH 06, 2014 UNDER RECEPTION NO. 214018532.
30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LETTER REGARDING COUNTY REVIEW AND APPROVAL FOR FUTURE CONDOMINIUMS PLATS RECORDED JULY 15, 2015 UNDER RECEPTION NO. 215075110.



## LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

**Note: Pursuant to CRS 10-11-122, notice is hereby given that:**

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

**Note:** Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

**Note:** Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

**Note:** Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

**Note:** Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

**Note:** Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

**Note:** Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

**Note:** Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



**JOINT NOTICE OF PRIVACY POLICY OF  
LAND TITLE GUARANTEE COMPANY,  
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY  
LAND TITLE INSURANCE CORPORATION AND  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
  - your transactions with, or from the services being performed by us, our affiliates, or others;
  - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

**WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.**

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



## Commitment For Title Insurance

### Issued by Old Republic National Title Insurance Corporation

#### 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, Old Republic National Title Insurance Company, a Minnesota 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 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

#### 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, 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; and
  - (f) Schedule B, Part II—Exceptions; and
  - (g) a counter-signature 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.
- (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>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

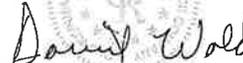
Issued by:  
Land Title Guarantee Company  
3033 East First Avenue Suite 600  
Denver, Colorado 80206  
303-321-1880



Senior Vice President



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By  President  
Attest  Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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BUILDING 5



Land Title Guarantee Company  
Customer Distribution



**PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.**

Order Number: **SC55094922**

Date: **04/01/2021**

Property Address: **7225 EAST HIGHWAY 24, NUMBERS 115, 120, 125, AND 130, COLORADO SPRINGS, CO 80831**

**PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS**

**For Closing Assistance**

Kristen DeHerrera  
102 S TEJON #760  
COLORADO SPRINGS, CO 80903  
(719) 381-0243 (Work)  
(877) 334-2012 (Work Fax)  
[kdeherrera@ltgc.com](mailto:kdeherrera@ltgc.com)  
Contact License: CO463794  
Company License: CO44565

**Closers Assistant**

Andrea Goller  
102 S TEJON #760  
COLORADO SPRINGS, CO 80903  
(719) 381-0244 (Work)  
[agoller@ltgc.com](mailto:agoller@ltgc.com)  
Contact License: COCO416293  
Company License: CO44565

**For Title Assistance**

Robert Hayes  
102 S TEJON #760  
COLORADO SPRINGS, CO 80903  
(303) 850-4136 (Work)  
(719) 634-3190 (Work Fax)  
[rohaves@ltgc.com](mailto:rohaves@ltgc.com)

7225 E HWY 24 LLC, A COLORADO LIMITED LIABILITY COMPANY  
Attention: LUKE BARFIELD  
7235 E US HWY 24  
COLORADO SPRINGS, CO 80915  
(719) 440-8905 (Work)  
Lbarfield19@gmail.com  
Delivered via: Electronic Mail

LACA-LOJA LLC, A COLORADO LIMITED LIABILITY COMPANY  
Attention: MR. JAMES E. WHIDDEN  
7185 EAST US HIGHWAY 24  
COLORADO SPRINGS, CO 80915  
(719) 492-5001 (Cell)  
(719) 591-0337 (Work)  
bugmuggerco@gmail.com  
Delivered via: Electronic Mail

7225 E HWY 24 LLC, A COLORADO LIMITED LIABILITY COMPANY  
Attention: BENJAMIN BARFIELD  
1459 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
Delivered via: US Postal Service



**Land Title Guarantee Company  
Estimate of Title Fees**

Order Number: **SC55094922**

Date: **04/01/2021**

Property Address: **7225 EAST HIGHWAY 24, NUMBERS 115, 120, 125, AND 130, COLORADO SPRINGS,  
CO 80831**

Parties: **7225 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY  
LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Visit Land Title's Website at [www.ltgc.com](http://www.ltgc.com) for directions to any of our offices.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 06-17-06 Reissue Rate	\$981.00
Deletion of Standard Exception(s)	\$100.00
"ALTA" Loan Policy 06-17-06 Purchase Loan Rate	TBD
Tax Certificate 54080-01-062	\$26.00
	<b>Total TBD</b>
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
<b>Thank you for your order!</b>	

**Note:** The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

**Chain of Title Documents:**

[El Paso county recorded 09/19/2014 under reception no. 214085689](#)

[El Paso county recorded 04/20/2004 under reception no. 204063380](#)

**Plat Map(s):**

[El Paso county recorded 05/12/1960 under reception no. 153860](#)

[El Paso county recorded 10/21/2009 under reception no. 209600917](#)

[El Paso county recorded 10/18/2011 under reception no. 211101896](#)

[El Paso county recorded 09/03/2014 under reception no. 214600973](#)

[El Paso county recorded 12/22/2016 under reception no.](#)

216600995

El Paso county recorded 05/03/2018 under reception no.  
218601005

El Paso county recorded 03/12/2020 under reception no.  
220601016

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

**Order Number: SC55094922**

**Property Address:**

7225 EAST HIGHWAY 24, NUMBERS 115, 120, 125, AND 130, COLORADO SPRINGS, CO 80831

**1. Effective Date:**

03/25/2021 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

"ALTA" Owner's Policy 06-17-06 Reissue Rate \$713,125.00

Proposed Insured:

7225 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY

"ALTA" Loan Policy 06-17-06 Purchase Loan Rate TBD

Proposed Insured:

A LENDER TO BE DETERMINED, ITS SUCCESSORS AND/OR ASSIGNS

**3. The estate or interest in the land described or referred to in this Commitment and covered herein is:**

A FEE SIMPLE

**4. Title to the estate or interest covered herein is at the effective date hereof vested in:**

LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY

**5. The Land referred to in this Commitment is described as follows:**

\*\*\*\*\*

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.

\*\*\*\*\*

A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 TRACT A HIGHWAY 24 EASTGATE BUSINESS PARK, IN ACCORDANCE WITH THE HIGHWAY 24 EASTGATE BUSINESS PARK CONDOMINIUM MAP, RECORDED ON OCTOBER 21, 2009 UNDER RECEPTION NO. 209600917, AS AMENDED BY MAPS RECORDED OCTOBER 18, 2011 UNDER RECEPTION NO. 211101896 AND SEPTEMBER 3, 2014 UNDER RECEPTION NO. 214600973 AND DECEMBER 22, 2016 UNDER RECEPTION NO. 216600995 AND MAY 3, 2018 UNDER RECEPTION NO. 218601005 AND MARCH 12, 2020 UNDER RECEPTION NO. 220601016; AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGHWAY 24 EASTGATE BUSINESS PARK, RECORDED ON OCTOBER 21, 2009 UNDER RECEPTION NO. 209122752, AS AMENDED BY THE FIRST AMENDMENT THERETO RECORDED DECEMBER 7, 2009 UNDER RECEPTION NO. 209140035 AND SECOND AMENDMENT THERETO RECORDED OCTOBER 18, 2011 UNDER RECEPTION NO. 211101895 AND THIRD AMENDMENT THERETO RECORDED AUGUST 29, 2014, UNDER RECEPTION NO. 214079078 AND FOURTH AMENDMENT THERETO RECORDED DECEMBER 22, 2016 UNDER RECEPTION NO. 216148888 AND FIFTH AMENDMENT THERETO RECORDED MAY 7, 2018 UNDER RECEPTION NO. 218051913, COUNTY OF EL PASO, STATE OF COLORADO. LESS AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED JULY 27, 2015 UNDER RECEPTION NO. 215080133.

FURTHER LESS AND EXCEPT CONDOMINIUM BUILDINGS 1, 3 AND 4 AND ALL UNITS CONTAINED

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

**Order Number: SC55094922**

THEREIN OF THE ABOVE DESCRIBED HIGHWAY 24 EASTGATE BUSINESS PARK.

SAID PORTION TO BE (OFFICE WAREHOUSE OR INDIVIDUAL BUILDING) UNITS A, B, C AND D,  
CONDOMINIUM BUILDING 5 OF THE ABOVE DESCRIBED HIGHWAY 24 EASTGATE BUSINESS PARK.

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**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part I**  
**(Requirements)**

**Order Number:** SC55094922

**All of the following Requirements must be met:**

**This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.**

**Pay the agreed amount for the estate or interest to be insured.**

**Pay the premiums, fees, and charges for the Policy to the Company.**

**Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.**

1. PARTIAL RELEASE OF DEED OF TRUST DATED AUGUST 24, 2005, FROM LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF THE STATE BANK - LA JUNTA, FALCON BRANCH TO SECURE THE SUM OF \$1,408,612.00 RECORDED AUGUST 29, 2005, UNDER RECEPTION NO. 205134487.

MODIFICATION AGREEMENT IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED MARCH 06, 2008 AT RECEPTION NO. 208026406

2. PARTIAL RELEASE OF DEED OF TRUST DATED MAY 28, 2009, FROM LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF THE STATE BANK TO SECURE THE SUM OF \$1,749,950.56 RECORDED JUNE 03, 2009, UNDER RECEPTION NO. 209062334.

MODIFICATION AGREEMENT IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED FEBRUARY 03, 2016 UNDER RECEPTION NO. 216010813.

3. PARTIAL RELEASE OF DEED OF TRUST DATED OCTOBER 18, 2019, FROM LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY FORMERLY KNOWN AS LACA-LOJA, LP, A COLORADO LIMITED PARTNERSHIP TO THE PUBLIC TRUSTEE OF EL PASO COUNTY, COLORADO FOR THE USE OF THE STATE BANK TO SECURE THE SUM OF \$1,030,000.00 RECORDED OCTOBER 22, 2019, UNDER RECEPTION NO. 219131958.

SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED OCTOBER 22, 2019, UNDER RECEPTION NO. 219131959.

DISBURSER'S NOTICE IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED OCTOBER 22, 2019, UNDER RECEPTION NO. 219131960.

MODIFICATIONS OF SAID DEED OF TRUST RECORDED JANUARY 08, 2021, UNDER RECEPTION NO. 22104289 AND MARCH 18, 2021 UNDER RECEPTION NO. 221054022.

4. PARTIAL RELEASE OF DEED OF TRUST DATED NOVEMBER 18, 2019 FROM LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF THE STATE BANK TO SECURE THE SUM OF \$600,000.00 RECORDED NOVEMBER 25, 2019, UNDER RECEPTION NO. 219148743.

DISBURSER'S NOTICE IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED NOVEMBER 25, 2019, UNDER RECEPTION NO. 219148746.

MODIFICATION OF SAID DEED OF TRUST RECORDED JANUARY 8, 2021 UNDER RECEPTION NO. 221004302.

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** SC55094922

**All of the following Requirements must be met:**

5. PROVIDE TO THE COMPANY AN ESTOPPEL FROM THE HIGHWAY 24 EASTGATE BUSINESS PARK CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION, SETTING FORTH THE CURRENT STATUS OF ANY ASSESSMENTS OR OTHER AMOUNTS AS MAY BE DUE PURSUANT TO THE COVENANTS FOR HIGHWAY 24 EASTGATE BUSINESS PARK CONDOMINIUM ASSOCIATION.
6. RECORD DULY EXECUTED AND ACKNOWLEDGED AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGHWAY 24 EASTGATE BUSINESS PARK FOR THE ANNEXATION OF BUILDING NO. 5 WHICH WILL CONTAIN UNITS A THROUGH G, INCLUSIVE, AND RECORD PLAT OF HIGHWAY 24 EASTGATE BUSINESS PARK, AMENDED CONDOMINIUM MAP FOR SAID BUILDING AND UNITS.

NOTE: A COPY OF SAID AMENDMENT TO DECLARATION AND CONDOMINIUM MAP MUST BE SUBMITTED TO LAND TITLE GUARANTEE COMPANY PRIOR TO RECORDATION. UPON RECEIPT AND REVIEW FURTHER REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

7. PROVIDE THE COMPANY WITH ANY AMENDMENTS TO THE OPERATING AGREEMENT FOR LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY, DATED JANUARY 27, 2008.

NOTE: THE OPERATING AGREEMENT FOR LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY DISCLOSES ANY ONE MEMBER MUST EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

8. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED AUGUST 29, 2014 AT RECEPTION NO. 214079077 IS CURRENT.

NOTE: SAID INSTRUMENT DISCLOSES JAMES E. WHIDDEN, III AS THE MANAGING MEMBER AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

9. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR 7225 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

NOTE: ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON REVIEW OF THIS DOCUMENTATION.

10. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF 7225 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY AS A LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

11. WARRANTY DEED FROM LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY TO 7225 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING SUBJECT PROPERTY.

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** SC55094922

**All of the following Requirements must be met:**

12. DEED OF TRUST FROM 7225 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF A LENDER TO BE DETERMINED TO SECURE THE SUM OF AN AMOUNT TO BE DETERMINED.

NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN A FINAL AFFIDAVIT AND AGREEMENT AT CLOSING. REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED

A. ITEMS 1-3 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED UPON RECORDATION OF AMENDMENT TO CONDOMINIUM DECLARATION AND AMENDED CONDOMINIUM MAP AS SET FORTH IN REQUIREMENT NO. 6 OF SCHEDULE B, PART 1.

B. UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM 4 OF THE PRE-PRINTED EXCEPTIONS, WILL BE AMENDED TO READ:

ITEM 4 OF THE PRE-PRINTED EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF LACA-LOJA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF 7225 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY.

C. ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

D. UPON PROOF OF PAYMENT OF 2020 TAXES AND ASSESSMENTS, ITEM 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part II**

**(Exceptions)**

Order Number: SC55094922

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES.
9. RESERVATION BY THE EAST SPRINGS LAND COMPANY IN DEED RECORDED FEBRUARY 15, 1918 IN BOOK 565 AT PAGE 58 OF ALL COAL UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.
10. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF HILLCREST ACRES RECORDED MAY 12, 1960 UNDER RECEPTION NO. 153860.
11. RIGHT OF WAY AND EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS IN INSTRUMENT RECORDED OCTOBER 5, 1966 IN BOOK 2150 AT PAGE 844.
12. THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE CHEROKEE WATER AND SANITATION DISTRICT NOW KNOWN AS THE CHEROKEE METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 13, 1983 IN BOOK 3779 AT PAGE 789.
13. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION BY THE EL PASO COUNTY BOARD OF COMMISSIONERS RECORDED JULY 31, 1984 IN BOOK 3900 AT PAGE 273.
14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS IN INSTRUMENT RECORDED JULY 31, 1984 IN BOOK 3900 AT PAGE 276.

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part II**

**(Exceptions)**

**Order Number:** SC55094922

15. EACH AND EVERY RIGHT OF ACCESS TO AND FROM THE LAND INSURED HEREBY, DIRECTLY ONTO ABUTTING COLORADO STATE HIGHWAY NO. 24, BY REASON OF GRANT OR RELINQUISHMENT OF SAID ACCESS RIGHT BY DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO RECORDED JULY 1, 1993 IN BOOK 6206 AT PAGE 525. AND RULE AND ORDER RECORDED JANUARY 2, 2003 UNDER RECEPTION NO. 203001280.
16. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS RECORDED MARCH 21, 2001 UNDER RECEPTION NO. 201034002.
17. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF CHEROKEE METROPOLITAN DISTRICT WATER DISTRIBUTION SYSTEM AND SEWAGE COLLECTION SYSTEM RECOVERY AGREEMENT RECORDED JUNE 19, 2001 UNDER RECEPTION NO. 201084507.
18. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF ACCESS AND UTILITY EASEMENT RECORDED APRIL 09, 2002 UNDER RECEPTION NO. 202056681. ACCESS EASEMENT VACANCY RECORDED NOVEMBER 3, 2004 UNDER RECEPTION NO. 204181689.
19. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS RECORDED FEBRUARY 19, 2003 UNDER RECEPTION NO. 203036130.
20. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF ACCESS AND EGRESS EASEMENT RECORDED NOVEMBER 03, 2004 UNDER RECEPTION NO. 204181690.
21. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF DRAINAGE EASEMENT RECORDED JANUARY 12, 2005 UNDER RECEPTION NO. 205006089.
22. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN WATER AND SEWER SERVICE AGREEMENT RECORDED JULY 24, 2008 UNDER RECEPTION NO. 208083517. DEED IN CONJUNCTION THEREWITH RECORDED JULY 27, 2015 UNDER RECEPTION NO. 215080133.
23. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED OCTOBER 22, 2008 UNDER RECEPTION NO. 208115075.
24. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED OCTOBER 21, 2009 UNDER RECEPTION NO. 209122750.
25. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SUBDIVISION IMPROVEMENT AGREEMENT RECORDED OCTOBER 21, 2009 UNDER RECEPTION NO. 209122751.

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part II**

**(Exceptions)**

**Order Number:** SC55094922

26. THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS, AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGHWAY 24 EASTGATE BUSINESS PARK, RECORDED OCTOBER 21, 2009 UNDER RECEPTION NO. 209122752. FIRST AMENDMENT THERETO RECORDED DECEMBER 7, 2009 UNDER RECEPTION NO. 209140035. SECOND AMENDMENT THERETO RECORDED OCTOBER 18, 2011 UNDER RECEPTION NO. 211101895. THIRD AMENDMENT THERETO RECORDED AUGUST 29, 2014, UNDER RECEPTION NO. 214079078. FOURTH AMENDMENT THERETO RECORDED DECEMBER 22, 2016 UNDER RECEPTION NO. 216148888. FIFTH AMENDMENT THERETO RECORDED MAY 7, 2018 UNDER RECEPTION NO. 218051913. SIXTH AMENDMENT THERETO RECORDED \_\_\_\_ UNDER RECEPTION NO. \_\_\_\_.  
(NOTE: ALL NEW RECORDED AMENDMENTS TO BE ADDED BY FINAL POLICY DATE)
27. ANY EASEMENTS, AGREEMENTS, ASSESSMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF HIGHWAY 24 EASTGATE BUSINESS PARK CONDOMINIUM MAP, RECORDED ON OCTOBER 21, 2009 UNDER RECEPTION NO. 209600917, AS AMENDED BY MAPS RECORDED OCTOBER 18, 2011 UNDER RECEPTION NO. 211101896 AND SEPTEMBER 3, 2014 UNDER RECEPTION NO. 214600973 AND DECEMBER 22, 2016 UNDER RECEPTION NO. 216600995 AND MAY 3, 2018 UNDER RECEPTION NO. 218601005 AND MARCH 12, 2020 UNDER RECEPTION NO. 220601016 AND \_\_\_\_ UNDER RECEPTION NO. \_\_\_\_.  
(NOTE: ALL NEW RECORDED AMENDMENTS TO BE ADDED BY FINAL POLICY DATE)
28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN REPAIR, MAINTENANCE AND COST RECOVERY AGREEMENT RECORDED JULY 06, 2011 UNDER RECEPTION NO. 211064850.
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION 09-09 BOARD OF COUNTY COMMISSIONERS COUNTY OF EL PASO RECORDED MARCH 06, 2014 UNDER RECEPTION NO. 214018532.
30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LETTER REGARDING COUNTY REVIEW AND APPROVAL FOR FUTURE CONDOMINIUMS PLATS RECORDED JULY 15, 2015 UNDER RECEPTION NO. 215075110.



## LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

**Note: Pursuant to CRS 10-11-122, notice is hereby given that:**

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

**Note:** Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

**Note:** Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

**Note:** Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

**Note:** Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

**Note:** Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

**Note:** Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

**Note:** Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



**JOINT NOTICE OF PRIVACY POLICY OF  
LAND TITLE GUARANTEE COMPANY,  
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY  
LAND TITLE INSURANCE CORPORATION AND  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

and

- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

**WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.**

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



## Commitment For Title Insurance

### Issued by Old Republic National Title Insurance Corporation

#### 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, Old Republic National Title Insurance Company, a Minnesota 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 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

#### 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, 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; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature 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.
- (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>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

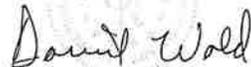
Issued by:  
Land Title Guarantee Company  
3033 East First Avenue Suite 600  
Denver, Colorado 80206  
303-321-1880



Senior Vice President



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By  *C. Monroe* President  
Attest  *David Wald* Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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**El Paso County, Colorado**  
**Tax Receipt 2020 Taxes Payable In 2021**  
**Property Type: Real Estate Property Taxes**

Schedule: 54080-01-062

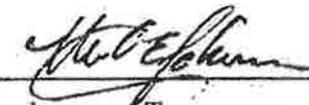
LACA-LOJA LP  
PO BOX 75903  
COLORADO SPRINGS, CO 80970-5903

HIGHWAY 24 E  
FBM RE  
Value: 65760 Land: 65760  
Levy: 79.244 Impr: 0  
Tax: 5211.08 Growth: 0  
Balance: 0.00 as of 04/13/2021

YEAR		DIST	TAX	PAYMENT	DATE	M	RCT	OID	MEDIA	
2020	1	1 tax FBM	5185.24	5185.24	04/13/21	3	99 NJH	CKC		A

TR A HIGHWAY 24 EASTGATE BUSINESS PARK, EX PURPOSED  
UNITS D IN BLDG 1, EX BLDG 4, EX PT PLATTED TO HIGHWAY  
\*\* Legal Description Incomplete \*\*

Acknowledgement of payment received for 2020 taxes payable in 2021

Signed:  Date: April 13, 2021  
Mark Lowderman, Treasurer  
P. O. Box 2007  
Colorado Springs, CO 80901-2007  
Telephone No.: (719)520-7900

54080-01-062 RCT  
LACA-LOJA LP  
PO BOX 75903  
COLORADO SPRINGS, CO 80970-5903