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legacy·title·group

OFFICE: 719.442.1900

FAX: 877.239.2979

WEB: legacytitle-llc.com

Legacy Title Group, LLC
1365 Garden of the Gods Road #200
Colorado Springs, CO 80907
Phone: 719-442-1900
Fax: 877-239-2979

Transmittal Information

Date: 08/18/2020
File No: 32170LTG
Property Address: Kurie Road, Colorado Springs, CO
Buyer\Borrower: For Information Only
Seller: IQ Investors LLC, a Colorado limited liability company

For changes and updates please contact your Escrow officer(s):

Escrow Officer: Not Applicable Legacy Title Group, LLC 1365 Garden of the Gods Road #200 Colorado Springs, CO 80907 Phone: 719-442-1900 Fax: 877-239-2979 E-Mail:	Title Officer: Danene Stroud License#30348 Legacy Title Group, LLC
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Escrow Processor:
Not Applicable
E-Mail:
Phone: 719-442-1900

Buyer:
For Information Only

Seller:
IQ Investors LLC, a Colorado limited liability company
5390 N. Academy Blvd. #300
Attn: Steve Jacobs
Colorado Springs, CO 80918

Buyer's Agent:

Seller's Agent:

Buyer's Attorney:

Seller's Attorney:

Lender:

Mortgage Broker:

Phone: Fax:
Attn:
Email:

Phone: Fax:
Attn:
Email:

Land Resource Associates

Other:

Attn: David Jones
Email: chipita1@comcast.net

Changes: deletion of exception

Thank you for using Legacy Title Group, LLC.

**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.**



**ALTA Commitment For Title Insurance
(Adopted 06-17-06) (Revised 08-01-2016)**

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
WESTCOR LAND TITLE INSURANCE 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 EXTRACONTRACTUAL 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, WESTCOR LAND TITLE INSURANCE COMPANY, a South Carolina 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 (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

IN WITNESS WHEREOF, WESTCOR LAND TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed and by these presents to be signed in facsimile under authority of its by-laws, effective as of the date of Commitment shown in Schedule A.

Issued By:

WESTCOR LAND TITLE INSURANCE COMPANY

Legacy Title Group, LLC

1365 Garden of the Gods Road #200
Colorado Springs, CO 80907
Phone: 719-442-1900



By:

Mary O'Donnell

President

Attest:

[Signature]

Secretary

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 signed by the Company or its issuing agent that may be in electronic form.



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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; and
- (f) Schedule B, Part II—Exceptions; and
- (g) signed 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.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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 signed by the Company or its issuing agent that may be in electronic form.

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.
- (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>.

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CONDITIONS AND STIPULATIONS

1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has acquired actual knowledge of any defect, lien encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

STANDARD EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effect date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. 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.
3. Any discrepancies, conflicts in boundary lines, encroachments, easements, measurements, variations in area or content, party wells and/or other facts which a correct survey and/or a physical inspection of the premises would disclose.
4. Rights or claims of parties in possession not shown in the public records.
5. In the event this Commitment is issued with respect to a construction loan to be disbursed in future periodic installments, then the policy shall contain an additional exception which shall be as follows:

Pending disbursement of the full proceeds of the loan secured by the mortgage insured, this policy only insures the amount actually disbursed, but increases as proceeds are disbursed in good faith and without knowledge of any intervening lien or interest to or for the account of the mortgagor up to the amount of the policy. Such disbursement shall not extend the date of the policy or change any part thereof unless such change is specifically made by written endorsement duly issued on behalf of the Company. Upon request by the Insured (and payment of the proper charges thereof), the Company's agent or approved attorney will search the public records subsequent to the date of the policy and furnish the insured a continuation report showing such matters affecting title to the land as they have appeared in the public records subsequent to the date of the policy or date of the last preceding continuation report, and if such continuation report shows intervening lien, or liens, or interest to or for the account of the mortgagor, then in such event this policy does not increase in liability unless such matters as actually shown on such continuation report are removed from the public records by the insured.

COMMITMENT FOR TITLE INSURANCE

Issued by

Westcor Land Title Insurance Company

SCHEDULE A

1. Effective Date: **August 3, 2020, 07:30 am**

2. Policy to be issued:

(a) 2006 ALTA® Owner's Policy
Proposed Insured: **For Information Only**
Proposed Policy Amount:

(b) 2006 ALTA® Loan Policy
Proposed Insured:
Proposed Policy Amount:

<i>To Be Determin. Search Fee End</i>	\$	250.00
Total:	\$	250.00

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:
IQ INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The land referred to in this Commitment is described as follows:
SEE ATTACHED EXHIBIT "A"

For Informational Purposes Only: **Kurie Road, Colorado Springs, CO**
APN: **52290-00-029**

Countersigned
Legacy Title Group, LLC

By:



Danene Stroud

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EXHIBIT "A"**BASIS OF BEARING:**

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29. THE SOUTH 1/16TH CORNER OF SAID SECTION 29 IS A 2 1/2 INCH ALUMINUM CAP STAMPED "S 1/16 SEC. 29 1997 PLS 4842", AND THE CENTER 1/4 CORNER OF SAID SECTION 29 IS A 3 1/4 INCH ALUMINUM CAP, STAMPED "1997 T12S R65W C1/4 PLS 4842". SAID LINE IS ASSUMED TO BEAR N 00°14'32" W A DISTANCE OF 1323.75 FEET.

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW 1/4, NE 1/4) AND THE WEST HALF OF THE SOUTHEAST QUARTER (W 1/2, SE 1/4) OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS THE FOLLOWS:

**COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 29 IS A 3 1/4 INCH ALUMINUM CAP, STAMPED "1997 T12S R 65 W C1/4 PLS 4842";
THENCE N 17°56'56" E, A DISTANCE OF 1397.27 FEET TO THE POINT OF BEGINNING, SAID POINT IS THE SW CORNER OF LOT 5, BLOCK 19 OF PARK FOREST ESTATE FIL. NO. 2, AS RECORDED IN PLAT BOOK B-2 AT PAGE 52 IN THE EL PASO COUNTY, COLORADO RECORDS;
THENCE N 89°20'54" E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 387.03 FEET TO THE NORTHWEST CORNER OF SPECIAL WARRANTY DEED AS RECORDED IN BOOK 3365 AT PAGE 59;
THENCE S 00°38'43" E ALONG THE WESTERLY LINE THEREOF 231.61 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE;
THENCE S 43°11'36" E ALONG SAID WESTERLY LINE 489.25 FEET TO THE NORTHWEST CORNER OF LOT 1, "POCO SUBDIVISION" AS RECORDED UNDER REC. NO. 2406425 IN THE EL PASO COUNTY COLORADO RECORDS;**

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING SIX (6) COURSES:

- (1) THENCE S 16°09'19" E A DISTANCE OF 158.54 FEET;**
- (2) THENCE S 02°45'43" W A DISTANCE OF 265.56 FEET;**
- (3) THENCE N 84°40'14" W A DISTANCE OF 71.44 FEET;**
- (4) THENCE S 00°17'22" W A DISTANCE OF 147.58 FEET;**
- (5) THENCE N 88°34'04" E A DISTANCE OF 149.86 FEET;**
- (6) THENCE S 01°26'13" E A DISTANCE OF 312.84 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 3539 AT PAGE 715 OF THE EL PASO COUNTY, COLORADO RECORDS;**

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THENCE ALONG THE WESTERLY LINE OF SAID TRACT THE FOLLOWING FIVE (5) COURSES;

- (1) THENCE S 01°26'13" E A DISTANCE OF 141.75 FEET;**
- (2) THENCE S 34°55'41" W A DISTANCE OF 563.13 FEET;**
- (3) THENCE S 00°01'42" W A DISTANCE OF 344.54 FEET;**
- (4) THENCE N 89°49'57" E A DISTANCE OF 88.68 FEET;**
- (5) THENCE S 00°02'26" W A DISTANCE OF 460.02 FEET;**

THENCE N 89°59'55" W A DISTANCE OF 1034.69 FEET TO THE NORTH-SOUTH CENTERLINE OF SECTION 29;

THENCE N 00°20'22" W ALONG SAID NORTH-SOUTH CENTERLINE 206.03 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTION 29;

THENCE N 00°14'32" W ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 29, A DISTANCE OF 518.42 FEET;

THENCE N 90°00'00" E, A DISTANCE OF 30.00 FEET

THENCE S 00°14'32" E, PARALLEL AND 30 FEET EAST OF A MEASURED PERPENDICULAR THERETO OF SAID NORTH-SOUTH CENTERLINE OF SECTION 29, A DISTANCE OF 369.21 FEET;

THENCE N 89°46'13" E, A DISTANCE OF 389.62 FEET;

THENCE N 27°34'09" W, A DISTANCE OF 454.15 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 35°03'03", (THE CHORD OF WHICH BEARS N 48°30'02" E, 243.91 FEET), AN ARC DISTANCE OF 247.76 FEET;

THENCE S 56°12'44" E NON-TANGENT TO THE PREVIOUS COURSE, A DISTANCE OF 518.58 FEET;

THENCE N 09°05'33" E, A DISTANCE OF 242.15 FEET;

THENCE N 56°12'44" W, A DISTANCE OF 495.61 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 09°09'52", (THE CHORD OF WHICH BEARS N 07°06'49" W, 64.71 FEET), AN ARC DISTANCE OF 64.78 FEET;

THENCE N 50°41'14" E NON-TANGENT TO THE PREVIOUS COURSE, A DISTANCE OF 168.42 FEET;

THENCE S 56°13'40" E, A DISTANCE OF 488.91 FEET;

THENCE N 33°45'28" E, A DISTANCE OF 246.00 FEET;

THENCE N 61°46'05" W, A DISTANCE OF 461.08 FEET;

THENCE S 50°41'14" W, A DISTANCE OF 355.73 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 04°32'13", (THE CHORD OF WHICH BEARS N 18°39'31" W, 32.06 FEET), AN ARC DISTANCE OF 32.07 FEET;

THENCE N 50°41'14" E NON-TANGENT TO THE PREVIOUS COURSE, A DISTANCE OF 349.75 FEET;

THENCE N 33°45'28" E, A DISTANCE OF 431.27 FEET;

THENCE N 59°14'32" W, A DISTANCE OF 458.52 FEET;

THENCE N 51°53'32" W, A DISTANCE OF 69.22 FEET;

THENCE N 45°59'41" E, A DISTANCE OF 313.98 FEET;

THENCE N 42°42'34" W, A DISTANCE OF 332.38 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 27°53'52", (THE CHORD OF WHICH BEARS N 28°45'38" W, A DISTANCE OF 106.06 FEET), AN ARC DISTANCE OF 107.12 FEET;

THENCE N 31°19'28" W, NON-TANGENT TO THE PREVIOUS COURSE A DISTANCE OF 97.30 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 73°29'25", (THE CHORD OF WHICH BEARS N 36°05'37" E, 71.79 FEET), AN ARC DISTANCE OF 76.96 FEET;

THENCE N 00°39'06" W, A DISTANCE OF 31.11 FEET TO THE POINT OF BEGINNING.

**VERNON P. TAYLOR
PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 25966
DATED 10/11/2018**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW 1/4, NE 1/4) OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/16TH CORNER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY LINE OF PARK FOREST ESTATES FILING NO. 2, AS RECORDED IN PLAT BOOK B-2 AT PAGE 52 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N 89°20'54" E ALONG SAID SOUTHERLY LINE, 405.69 FEET TO THE POINT OF BEGINNING;

**THENCE CONTINUING N 89°20'54" E ALONG SAID SOUTHERLY LINE, 30.00 FEET;
THENCE S 00°39'06" E A DISTANCE OF 31.11 FEET TO A POINT OF CURVE;
THENCE 62.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 60°00'00", THE CHORD OF 60.00 FEET WHICH BEARS S 29°20'54" W;
THENCE N 00°39'06" W A DISTANCE OF 83.07 FEET TO THE POINT OF BEGINNING.**

**VERNON P. TAYLOR
PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 25966
DATED 5/27/2020**

COMMITMENT FOR TITLE INSURANCE

Issued by

Westcor Land Title Insurance Company

SCHEDULE B, PART I Requirements

The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the effective date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of the clerk and recorded of the county in which said property is located.

All of the following Requirements must be met:

1. The 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.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. 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.

NOTE: This commitment has been issued for information purposes only and there are no requirements. The liability of the Company in terms of this Commitment is limited to the charges paid for the Commitment.

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SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements not shown in the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the public record.
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 the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
8. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable."
9. RIGHT OF PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENTS RECORDED FEBRUARY 02, 1886, IN BOOK 55 AT PAGE 72 AND DECEMBER 11, 1917 IN BOOK 290 AT PAGE 144.
10. RIGHT OF WAY EASEMENT AS GRANTED TO THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED IN INSTRUMENT RECORDED SEPTEMBER 15, 1966, IN BOOK 2148 AT PAGE 340.
11. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE BLACK FOREST VOLUNTEER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 21, 1975, IN BOOK

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2772 AT PAGE 121.

12. RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED FEBRUARY 11, 1983, IN BOOK 3673 AT PAGE 917.
13. THE EFFECT OF FINDINGS OF FACT, CONCLUSIONS OF LAW, JUDGMENT AND DECREE REGARDING WATER RIGHTS, RECORDED JULY 17, 2001, UNDER RECEPTION NO. 201099889.
14. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED NOVEMBER 19, 2003 AT RECEPTION NO. 203271820 AND RECEPTION NO. 203271821.
15. RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION IN INSTRUMENT RECORDED JANUARY 18, 2011, UNDER RECEPTION NO. 211005930.
16. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 13-408, RECORDED SEPTEMBER 25, 2013 AT RECEPTION NO. 213121408.
17. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED OCTOBER 4, 2013 AT RECEPTION NO. 213125555 AND DECREE RECORDED SEPTEMBER 16, 2014 AT RECEPTION NO. 214084282.
18. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF RIGHT OF WAY RECORDED AUGUST 27, 2015 AT RECEPTION NO. 215093713.
19. TERMS, CONDITIONS AND PROVISIONS OF DECREE RECORDED NOVEMBER 13, 2015 AT RECEPTION NO. 215123578.
20. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF RIGHT OF WAY RECORDED MARCH 15, 2017 AT RECEPTION NO. 217029943.
21. deleted
22. JUDGMENT BETWEEN THE PEOPLE OF COLORADO AND STEVEN J. JACOBS JR., CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP, IQ INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND PARK FOREST WATER DISTRICT, CAS NUMBER 2017CW3038, DATED MAY 8, 2019, RECORDED AUGUST 12, 2019 AT RECEPTION NO. 219093321.
23. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT EASEMENT AGREEMENT RECORDED AUGUST 12, 2020 AT RECEPTION NO. 220120887.

FOR INFORMATIONAL PURPOSES ONLY:

24-month Chain of Title: The only conveyance(s) affecting said land recorded within the 24 months preceding the date of this commitment is (are) as follows:

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Deed recorded February 29, 2012 at Reception No. 212022044 and Reception No. 212022056.

Deed recorded July 31, 2018 as Reception No. 218088077.

Deed recorded July 31, 2018 as Reception No. 218088078.

Deed recorded August 12, 2020 as Reception No. 220120886.

NOTE: If no conveyances were found in that 24 month period, the last recorded conveyance is reported. If the subject land is a lot in a subdivision plat less than 24 months old, only the conveyances subsequent to the plat are reported.

NOTE: The policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

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Legacy Title Group, LLC

Disclosures

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 will refuse to record or file any document that does not conform to the requirements of this section. Pursuant to C.R.S. 30-10-406(3)(a).

The company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary. Pursuant to C.R.S. 10-11-122.

No person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawals as a matter of right. Pursuant to C.R.S. 38-35-125(2).

The Company hereby notifies the proposed buyer in the current transaction that there may be recorded evidence that the mineral estate, or portion thereof, has been severed, leased, or otherwise conveyed from the surface estate. If so, there is a substantial likelihood that a third party holds some or all interest in the oil, gas, other minerals, or geothermal energy in the subject property. Such mineral estate may include the right to enter and use the property without the surface owner's permission. Pursuant to C.R.S. 10-11-123.

If this transaction includes a sale of property and the sales price exceeds \$100,000.00, the seller must comply with the disclosure/withholding requirements of said section. (Nonresident withholding) Pursuant to C.R.S. 39-22-604.5.

Notice is hereby given that: The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. 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. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that: Pursuant to Colorado Division of Insurance Regulation 8-1-2;

"Gap Protection" - When this Company conducts the closing and is responsible for recording or filing the legal documents resulting from the transaction, the Company shall be responsible for all matters which appear on the record prior to such time or recording or filing; and

"Mechanic's Lien Protection" - If you are the buyer of a single family residence, you may request mechanic's lien coverage to be issued on your policy of Insurance. If the property being purchased has not been the subject of construction, improvements or repairs in the last six months prior to the date of this commitment, the requirements will be payment of the appropriate premium and the completion of an Affidavit and Indemnity by the seller. If the property being purchased was constructed, improved or repaired within six months prior to the date of this commitment the requirements may involve disclosure of certain financial information, payment of premiums, and indemnity, among others. The general requirements stated above are subject to revision and approval by the Company. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that an ALTA Closing Protection Letter is available, upon request, to certain parties to the transaction as noted in the title commitment. Pursuant to Colorado Division of Insurance Regulation 8-1.

Nothing herein contained will be deemed to obligate the Company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

Joint Notice of Privacy Policy

of

Westcor Land Title Insurance Company

and

Legacy Title Group, LLC

Westcor Land Title Insurance Company (“WLTIC”) and **Legacy Title Group, LLC** value their customers and are committed to protecting the privacy of personal information. In keeping with that philosophy, we each have developed a Privacy Policy, set out below, that will endure the continued protection of your nonpublic personal information and inform you about the measures WLTIC and **Legacy Title Group, LLC** take to safeguard that information. This notice is issued jointly as a means of paperwork reduction and is not intended to create a joint privacy policy. Each company’s privacy policy is separately instituted, executed, and maintained.

Who is Covered

We provide our Privacy Policy to each customer when they purchase a WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agent, lenders, appraisers, surveyors and other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as closing, legal, underwriting, claims and administration and accounting.

Information Sharing

Generally, neither WLTIC nor **Legacy Title Group, LLC** shares nonpublic personal information that it collects with anyone other than those individuals necessary needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC or **Legacy Title Group, LLC** may share nonpublic personal information as permitted by law with entities with whom WLTIC or **Legacy Title Group, LLC** has a joint marketing agreement. Entities with whom WLTIC or **Legacy Title Group, LLC** have a joint marketing agreement have agreed to protect the privacy of our customer’s nonpublic personal information by utilizing similar precautions and security measures as WLTIC and **Legacy Title Group, LLC** use to protect this information and to use the information for lawful purposes. WLTIC or **Legacy Title Group, LLC**, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC and **Legacy Title Group, LLC**, at all times, strive to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The WLTIC Privacy Policy can be found on WLTIC’s website at www.wltic.com