



**Fidelity National Title**  
Insurance Company  
STRATEGIC MARKET SERVICES

**The Solutions You Need,  
From the Experts You Trust**



## We love being your national partner

**For the benefit of:** Stryker Site Services, LLC

**Issue Date:** August 11, 2021      **Our Order No.:** 35221402

**County:** El Paso      **State:** CO

**Address:** E Clover Circle , Elbert, CO 80106

**Customer Ref. No.:** DN04161A Stratmoor Water Tank

**It's been a delight to serve you. Connect with us at:**

### Customer Care Team

Contact for all title needs including ordering,  
title questions and order status

• [sms-commercial@fnf.com](mailto:sms-commercial@fnf.com)

### Post Closing Team

Contact for all recording and policy needs

• [sms-postclosing@fnf.com](mailto:sms-postclosing@fnf.com)

### Closing Team

Contact for all escrow and closing needs  
and support

• [sms-closing@fnf.com](mailto:sms-closing@fnf.com)

### Bookkeeping Team

Contact for all billing and accounting needs

• [elaine.bishop@fnf.com](mailto:elaine.bishop@fnf.com)

### We understand ALL commercial real estate transactions are important-small ones and big ones

Whether its services for small businesses, churches, cell towers, solar and wind farm sites, gas stations and convenience stores, or restaurants and retail locations, coast to coast and border to border, we handle it all. We support deals in every state, focusing on liabilities of \$5 million and less and can effectively fulfill high volumes. Our talented team has vast experience in closing commercial refinance and purchase transactions as well as taking on uninsured title research requests.

**Deed Report • Current Owner Title Report • O&E Title Report • 40 – 100 Year Title Reports**  
**• Title Commitments • Title Insurance • Recordings • Closing • Payoffs**

**REPORT OF TITLE****For the benefit of:** Stryker Site Services, LLC**Issue Date:** August 11, 2021**Our Order No.:** 35221402**County:** El Paso**State:** Colorado**Address:** E Clover Circle , Elbert, CO 80106**Customer Ref. No.:** DN04161A Stratmoor Water Tank

**Scope of Search:** Beginning **February 11, 1982** and extending through **July 24, 2021**, a search of the land records for the jurisdiction where the property is located was conducted and we have reported below what was found regarding taxes; deeds; mortgages; easements and right of ways; covenants and restrictions; judgments, liens and UCCs; and, other matters commonly recorded or filed in the local land records.

**Vested Owner:** The Stratmoor Hills Water District**Search disclosed the following:**

1. Taxes  
Type of Tax: County  
Calendar year: 2020  
Amount: TAX EXEMPT  
Parcel ID #: 6505104061  
Paid through: TAX EXEMPT  
Assessment: \$0.00 (total = land and improvements, if any)
2. Matters as shown and noted on Plat recorded in Plat Book E2, Page 20.
3. Matters as shown and noted on Plat recorded in Plat Book S3, Page 40.
4. Terms and conditions of Memorandum of Lease dated May 1, 2016, by and between The Stratmoor Hills Water District and T-Mobile West LLC, a Delaware limited liability company recorded on July 20, 2016 in Instrument No. 216079621.
5. Memorandum of Agreement dated August 31, 2000, by and between Stratmoor Hills Water District, a Colorado special district and Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications recorded on September 8, 2000 in Instrument No. 200107749.

Memorandum of First Amendment to Communications Site Lease Agreement recorded on September 3, 2014 in Instrument No. 214079944.

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

Authorized Signature

**END OF REPORT**

**EXHIBIT "A"**  
Legal Description

Property located in El Paso County, Colorado

Lot 2 in Catalina Subdivision, a Replat of Lots 12 and 13, Block 1 Stratmoor Hills Addition No. 4 as recorded in Book S-3 at Page 40 in the records of El Paso County, Colorado.

AND BEING the same property conveyed to The Stratmoor Hills Water District from The Crestmark Corporation, a Colorado corporation by Warranty Deed dated January 10, 1983 and recorded January 10, 1983 in Deed Book 3658, Page 684.

Tax Parcel No. 6505104061

## DEED CHAIN

- A.    Type of Deed: Warranty Deed  
From:        Stratmoor Development Co., Inc., (a Colorado corporation)  
To:            The Crestmark Corporation (a Colorado corporation)  
Dated:        January 20, 1982  
Recorded on: February 11, 1982  
Recorded in: Deed Book 3531, Page 848  
RE-RECORDED  
Recorded on: February 23, 1982  
Recorded in: Deed Book 3534, Page 645
- B.    Type of Deed: Warranty Deed  
From:        Stratmoor Development Co., Inc.  
To:            The Crestmark Corporation (a Colorado corporation)  
Dated:        April 22, 1982  
Recorded on: November 30, 1982  
Recorded in: Deed Book 3640, Page 751
- C.    Type of Deed: Warranty Deed  
From:        The Crestmark Corporation, a Colorado corporation  
To:            The Stratmoor Hills Water District  
Dated:        January 10, 1983  
Recorded on: January 10, 1983  
Recorded in: Deed Book 3658, Page 684

## **LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH**

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.



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## **ADDITIONAL INFORMATION**

THIS INFORMATION IS PROVIDED AS A CONVENIENCE AND COURTESY AND IS NOT CONSIDERED TO BE PART OF THE TITLE PRODUCT.

**The following real estate tax information deemed reliable and is provided for informational purposes only.**

Real Estate Tax Type: County  
Taxes are Paid: Semi-Annual  
Due Date(s): February 28th, June 15th  
Tax Authority Name: El Paso Treasurer  
Phone: 719-520-7900

### **Additional notes regarding taxes, documents and/or special recordation requirements:**

·Real Property Transfer Declaration form (TD1000) is required for all conveyance documents.