

COMMITMENT FOR TITLE INSURANCE

Issued by

Westcor Land Title Insurance Company

SCHEDULE A

1. Effective Date: October 21, 2019, 7:30 am

2. Policy to be issued:

(a) 2006 ALTA® Owner's Policy

Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner as identified as Item 4 below.

Proposed Policy Amount:

(b) 2006 ALTA® Loan Policy

Proposed Insured:

Proposed Policy Amount:

<i>Informational 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:
ARACO Enterprises LLC, a Colorado limited liability company

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

SEE ATTACHED EXHIBIT "A"

****For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a specific designation of a Proposed Insured, and has revised this commitment identifying that Proposed Insured by name. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions and/or requirements after the designation of the Proposed Insured.**

For Informational Purposes Only: 7470 Southmoor Drive, Fountain, CO 80817

Countersigned
Unified Title Company, LLC

By:



Kara DeMasters

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. 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.

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EXHIBIT "A"

A portion of the Southwest Quarter of the Southeast Quarter (SW4SE4) of Section 24, Township 15 South, Range 66 West of the 6th P.M., situate in El Paso County, Colorado, more particularly described as follows:

Beginning at the intersection of the Northerly line of said Section 24 's SW4SE4 with the Southwesterly right-of-way line of said Southmoor Drive (all bearings in this description are relative to said SW4SE4's Northerly line, which bears N89°37'31"W "assumed"); thence N89°37'31"W along said Northerly line, said line also being coincident with the Northerly line of said Book 2450, Page 633's parcel, 427.84 feet to a point on a Northeasterly line of said Book 2696, Page 89's parcel; thence S50°12'30"E along said parcel's Northeasterly line, 1135.30 feet to a point on the Northwesterly line of said Book 2354, Page 912 's parcel; thence N53°51'01"E along said parcel's Northwesterly line, 68.03 feet to a point on said Southmoor Drive 's Southwesterly right-of-way line; thence N36°08'59"W along said Southwesterly right-of-way line, said line also being coincident with the Northeasterly line of said Book 1480, Page 431 's parcel and as extended Northwesterly, 846.66 feet to the Point of Beginning and the terminus point of this description.

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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. An easement for pipeline and incidental purposes granted to Plateau Natural Gas Company by the instrument recorded October 24, 1967 in Book 2206 at Page 144. Said Easement was conveyed to Northern Natural Gas Company by the instrument recorded March 24, 1970 in Book 2336 at Page 636.
10. Limitations on access to and from Interstate 25 as set forth in Rule and Order recorded August 7, 1974 in Book 2696 at Page 89.
11. Reservations, agreements, conditions and obligations as contained in Deeds recorded November 16, 1993 in Book 6311 at Page 786 and recorded April 8, 1994 in Book 6421 at Page 1258.

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12. Any and all unrecorded leases or tenancies and any and all parties claiming by, through, or under such leases or tenancies.

FOR INFORMATIONAL PURPOSES ONLY:

Deed recorded November 1, 2013 at Reception No. 213135424 and Correction recorded May 17, 2018 at Reception No. 218056350.

Deed recorded January 3, 2018 at Reception No. 218001226.

Deed recorded August 1, 2018 at Reception No. 218088653.

Statement of Authority recorded May 17, 2018 at Reception No. 218056348.

Deed of Trust from ARACO Enterprises LLC, a Colorado limited liability company to the Public Trustee of El Paso County, Colorado for the use of MELRJ No. 2, LLLP, a Colorado limited liability company to secure \$100,000.00, dated December 29, 2017 and recorded January 3, 2018 at Reception No. 218001227.

Deed of Trust from ARACO Enterprises LLC, a Colorado limited liability company to the Public Trustee of El Paso County, Colorado for the use of Adams Bank & Trust to secure \$355,000.00, dated July 27, 2018 and recorded August 1, 2018 at Reception No. 218088654.

Assignment of Rents thereto recorded August 1, 2018 at Reception No. 218088656.

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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